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Eric W. Johnson

619-651-7600

April 16, 2020

Douglas Barnhart, Chairman
San Diego County Planning Commission
County Operations Center
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Via email: Ann.Jimenez@sdcounty.ca.gov

Re: Otay Ranch Resort Village 13 Alternative H Project

Dear Chairman Barnhart and Planning Commissioners:

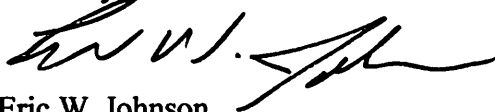
I am providing this letter to express my support of the Otay Ranch Resort Village 13 Alternative H project proposed by Baldwin & Sons.

I am a small business owner, and own residential property in unincorporated San Diego county. I am an active member of the Chula Vista Chamber of Commerce. As a local stakeholder, I welcome this development.

Baldwin & Sons' project will bring needed single-family housing, good jobs, enhanced public amenities, tax-revenue, and a new elementary school to South San Diego County. The community will benefit from the enhanced amenities, access to a new park, and more housing options.

I support the Otay Ranch Resort Village 13 Alternative H project and recommend it for approval.

Sincerely,



Eric W. Johnson

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E: mitch@mitchtsailaw.com



155 South El Molino Avenue
Suite 104
Pasadena, California 91101

VIA E-MAIL & e-Comment (April 17, 2020, Planning Commission Hearing)

April 16, 2020

San Diego County Planning Commission
COC Conference Center Hearing Room
5520 Overland Ave.
San Diego, CA 92123
Attn: Ann Jimenez, Planning Commission Secretary
Em: Ann.Jimenez@sdcounty.ca.gov

Mark Slovick, Project Manager
County of San Diego
Planning & Development Services
5510 Overland Ave., Suite 310
San Diego, CA 92123
Em: mark.slovick@sdcounty.ca.gov

RE: Agenda Item No. 1 - Otay Ranch Village 14 and Planning Area 16/19
and Addendum to Final EIR, SCH No. 2016121042

Dear Honorable Planning Commissioners, Ms. Jimenez and Mr. Slovick,

On behalf of the Southwest Regional Council of Carpenters (Collectively “**Commenter**” or “**Carpenters**”), my Office is submitting these comments on the County of San Diego’s (“**County**” or “**Lead Agency**”) Planning Commission’s Agenda Item No. 1 for the Otay Ranch Village 14 and Planning Area 16/19 and Addendum to the Final Environmental Impact Report (“**Final EIR**” or “**FEIR**”) (SCH No. 2016121042) (“**Project**”).

The Carpenters is a labor union representing 50,000 union carpenters in six states, including in southern California, and has a keen interest in well-ordered land use planning and addressing the environmental impacts of development projects.

Commenter expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens*

for Local Control v. Bakersfield (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenter expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenter incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v. City of Woodland* (2014) 225 CA4th 173, 191 (finding that any party who has objected to the Project’s environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (“**CEQA**”), Cal Public Resources Code (“**PRC**”) § 21000 *et seq.*, and the California Planning and Zoning Law (“**Planning and Zoning Law**”), Cal. Gov’t Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

I. **THE PROJECT WOULD BE APPROVED IN VIOLATION OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

A. Background Concerning the California Environmental Quality Act

CEQA has two primary purposes. First, CEQA is designed to inform decision-makers and the public about the potential, significant environmental effects of a project. 14 California Code of Regulations (“**CCR**” or “**CEQA Guidelines**”) § 15002(a)(1). “Its purpose is to inform the public and its responsible officials of the environmental consequences of their decisions *before* they are made. Thus, the EIR ‘protects not only the environment but also informed self-government.’ [Citation.]” *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553, 564. The EIR has been described as “an environmental ‘alarm bell’ whose purpose it is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return.” *Berkeley Keep Jets Over the Bay v. Bd. of Port Comm’rs.* (2001) 91 Cal.

App. 4th 1344, 1354 (“*Berkeley Jets*”); *County of Inyo v. Yorty* (1973) 32 Cal.App.3d 795, 810.

Second, CEQA directs public agencies to avoid or reduce environmental damage when possible by requiring alternatives or mitigation measures. CEQA Guidelines § 15002(a)(2) and (3). *See also, Berkeley Jets*, 91 Cal. App. 4th 1344, 1354; *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553; *Laurel Heights Improvement Ass’n v. Regents of the University of California* (1988) 47 Cal.3d 376, 400. The EIR serves to provide public agencies and the public in general with information about the effect that a proposed project is likely to have on the environment and to “identify ways that environmental damage can be avoided or significantly reduced.” CEQA Guidelines § 15002(a)(2). If the project has a significant effect on the environment, the agency may approve the project only upon finding that it has “eliminated or substantially lessened all significant effects on the environment where feasible” and that any significant unavoidable effects on the environment are “acceptable due to overriding concerns” specified in CEQA section 21081. CEQA Guidelines § 15092(b)(2)(A–B).

While the courts review an EIR using an “abuse of discretion” standard, “the reviewing court is not to ‘uncritically rely on every study or analysis presented by a project proponent in support of its position.’ A ‘clearly inadequate or unsupported study is entitled to no judicial deference.’” *Berkeley Jets*, 91 Cal.App.4th 1344, 1355 (emphasis added) (quoting *Laurel Heights*, 47 Cal.3d at 391, 409 fn. 12). Drawing this line and determining whether the EIR complies with CEQA’s information disclosure requirements presents a question of law subject to independent review by the courts. (*Sierra Club v. Cnty. of Fresno* (2018) 6 Cal. 5th 502, 515; *Madera Oversight Coalition, Inc. v. County of Madera* (2011) 199 Cal.App.4th 48, 102, 131.) As the court stated in *Berkeley Jets*, 91 Cal. App. 4th at 1355:

A prejudicial abuse of discretion occurs “if the failure to include relevant information precludes informed decision-making and informed public participation, thereby thwarting the statutory goals of the EIR process.

The preparation and circulation of an EIR are more than a set of technical hurdles for agencies and developers to overcome. The EIR’s function is to ensure that government officials who decide to build or approve a project do so with a full understanding of the environmental consequences and, equally important, that the public is assured those consequences have been considered. For the EIR to serve these goals, it must present information so that the foreseeable impacts of pursuing

the project can be understood and weighed, and the public must be given an adequate opportunity to comment on that presentation before the decision to go forward is made. *Communities for a Better Environment v. Richmond* (2010) 184 Cal. App. 4th 70, 80 (quoting *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 449–450).

B. The EIR Fails to Describe the PPA Adequately

It is well-established that “[a]n accurate, stable and finite project description is the sine qua non of an informative and legally sufficient EIR.” *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 193. “A curtailed, enigmatic, or unstable project description draws a red herring across the path of public input.” *Id.* at p. 198.

The Project’s description has been curtailed, enigmatic, and unstable throughout the environmental review process, including the Addendum. The Addendum for the Proposed Project Amendment (“**PPA**”) describes a project completely different from the Project analyzed in the Final EIR, or even tiered off of the earlier programmatic EIR. In fact, not only has the footprint of the Project changed significantly to include land not previously included in the Final EIR’s impacts analyses but the Project has increased in size, by 147 dwelling units to a total of 1,266 units, which is a 13% increase from the previously Approved Project’s 1,119 dwelling units. (Addendum, p. 6.)

The PPA however, calls for developing hundreds of acres of the previously unanalyzed and currently state-owned Rancho Jamul Ecological Preserve, which the California Department of Fish and Wildlife (“CDFW”) acquired with public funding to permanently protect and preserve sensitive and endangered habitat and species, in addition to other natural and cultural resources.

Moreover, while the Addendum claims that a version of the PPA was previously analyzed as the Land Exchange Alternative in the Final EIR, such claim is unsupported. The Final EIR’s Alternatives analysis did not provide *legally sufficient details* to explain whether the modified Project footprint and the proposed land exchange, as adopted by the PPA, were previously analyzed.

The failure to maintain a stable project description is a failure to proceed in the manner required by law subject to *de novo* review. *Washoe Meadows Community v. Department of Parks and Recreation* (2017) 17 Cal.App.5th 277, 286 (“When it is alleged a

DEIR is inadequate to ‘apprise all interested parties of the true scope of the project,’ the issue is one of law, and no deference is given to the agency’s determination.”)

C. The Addendum is Inadequate Because a Supplemental or Subsequent EIR is Required for the PPA

CEQA Guidelines provide that an agency must prepare an addendum to a prior EIR when changes or additions to the EIR are necessary. Still, none of the conditions in CEQA Guidelines § 15162 triggering preparation of a subsequent EIR have occurred. CEQA Guidelines §§ 15162, 15164. The lead agency’s explanation for its decision not to prepare a subsequent EIR pursuant to CEQA Guidelines section 15162 should be included in an addendum and must be supported by substantial evidence. CEQA Guidelines § 15162(e). In short, the use of an addendum is a way to make minor corrections to an EIR without recirculating the EIR for further review. But even so, the use of addenda is neither codified nor approved by case law as a recent case approving the use of addenda (though under different circumstances), *Save our Heritage v. City of San Diego* (2018) 28 Cal.App.5th 656, 667, is currently pending review by the California Supreme Court.

A subsequent or supplemental EIR (“SEIR”) is required where:

- (1) Substantial changes are proposed in the project which will require significant revisions of the previous EIR...due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur concerning the circumstances under which the project is undertaken which will require significant revisions of the previous EIR...due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete..., shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

Public Resources Code § 21166; CEQA Guidelines § 15162

Under the above-stated standard, the County was required to prepare an SEIR because the PPA was a substantial change with the Project involving both new significant environmental effects and a substantial increase in the severity of the previously identified significant effects. CEQA Guidelines § 15162(a). Not only does the PPA propose 147 additional dwelling units, which is a 13% increase from the previously Approved Project's 1,119 dwelling units, but the Project will also have a completely different footprint using State-owned conservation land. (Addendum, p. 6.)

Moreover, the County was required to prepare an SEIR because the circumstances under which the Approve Project was modified, which was through a unique, Dispute Resolution Agreement ("DRA"), to which the public was not a part of. The PPA was borne out of the DRA with the County, the Project Owner/Applicant, the U.S. Fish and Wildlife Service ("USFWS"), and CDFW. The DRA resulted in the PPA with an entirely different Project footprint that utilizes different land that was not previously analyzed in the Final EIR.

The Addendum acknowledges that the PPA will have more severe impacts than the Approved Project. With the increase in the number of the Project's dwelling units along with the entirely new Project site, which is part of the Rancho Jamul Ecological Preserve, there is substantial evidence that the Project will have a substantial increase in impacts across many disciplines, including transportation, air quality, greenhouse gas emissions, and energy impacts, then as previously disclosed in the Final EIR. And the Addendum fails to analyze, disclose and mitigate the PPA's impacts adequately. As a result, the County erred by failing to prepare an SEIR for the PPA, which substantially changed the Approved Project.

II. THE PROJECT WOULD BE APPROVED IN VIOLATION OF THE STATE PLANNING AND ZONING LAW

A. Background Concerning the State Planning & Zoning Law

California's Planning & Zoning Law, Cal. Government Code § 65000 *et seq* ("**Planning & Zoning Law**") requires California cities and counties to adopt a comprehensive, long-term general plan governing development. *Napa Citizens for Honest Gov. v. Napa County Bd. of Supervisors* (2001) 91 Cal.App.4th 342, 352, citing Gov. Code §§ 65030, 65300. The general plan sits at the top of the land use planning hierarchy (*see DeVita v. County of Napa* (1995) 9 Cal.4th 763, 773), and serves as a

“constitution” or “charter” for all future development. *Lesher Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal.3d 531, 540.

General plan consistency is “the linchpin of California’s land use and development laws; it is the principle which infused the concept of planned growth with the force of law.” *See Debottari v. Norco City Council* (1985) 171 Cal.App.3d 1204, 1213.

State law mandates two levels of consistency. First, a general plan must be internally or “horizontally” consistent: its elements must “comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.” *See Gov. Code § 65300.5; Sierra Club v. Bd. of Supervisors* (1981) 126 Cal.App.3d 698, 704. A general plan amendment thus may not be internally inconsistent, nor may it cause the general plan as a whole to become internally inconsistent. *See DeVita*, 9 Cal.4th at 796 fn. 12.

Also, the Planning & Zoning Law requires “vertical” consistency, meaning that zoning ordinances and other land-use decisions also must be consistent with the general plan. *See Gov. Code § 65860(a)(2)* [land uses authorized by zoning ordinance must be “compatible with the objectives, policies, general land uses, and programs specified in the [general] plan.”]; *see also Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal.App.3d 1176, 1184. A zoning ordinance that conflicts with the general plan or impedes the achievement of its policies is invalid and cannot be given effect. *See Lesher*, 52 Cal.3d at 544.

Finally, the Planning & Zoning Law requires that all subordinate land-use decisions, including conditional use permits, be consistent with the general plan. *See Gov. Code § 65860(a)(2); Neighborhood Action Group*, 156 Cal.App.3d at 1184.

A project cannot be found consistent with a general plan if it conflicts with a general plan policy that is “fundamental, mandatory, and clear,” regardless of whether it is consistent with other general plan policies. *See Endangered Habitats League v. County of Orange* (2005) 131 Cal.App.4th 777, 782-83; *Families Unafraid to Uphold Rural El Dorado County v. Bd. of Supervisors* (1998) 62 Cal.App.4th 1332, 1341-42 (“FUTURE”).

Moreover, even in the absence of such direct conflict, an ordinance or development project may not be approved if it interferes with or frustrates the general plan’s policies and objectives. *See Napa Citizens*, 91 Cal.App.4th at 378-79; *see also Lesher*, 52 Cal.3d at 544 (zoning ordinance restricting development conflicted with growth-oriented policies of the general plan).

B. The Project is Inconsistent with the San Diego General Plan

The County of San Diego's General Plan Housing Element's policy H 1.9 "require[s] developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible." General Plan, Housing Element, p. 6-13. However, the PPA does not require any affordable housing, and as a result, the PPA is inconsistent with the General Plan.

The Planning Commission Hearing Report dated March 20, 2020, erroneously states that the PPA is not a General Plan Amendment and does not require a specific affordable housing requirement. However, the agenda for the Planning Commission's April 17, 2020, hearing acknowledges that the PPA involves the approval of a General Plan Amendment. Planning Commission Agenda, p. 2.

Therefore, the PPA is inconsistent with the General Plan.

C. The PPA is Inconsistent with the San Diego Multiple Species Conservation Program (MSCP) and the MSCP County Subarea Plan

With the PPA, the County is seeking to amend the MSCP County Subarea Plan to extend take authorization to those areas of PV2 and PV3. But as the County admits, the PPA in and of itself violates the County's obligations under the adopted MSCP and Subarea Plan.

The MSCP is the result of many years of intense planning by public agencies, private conservationists, and developers.¹ It was intended to:

...provide[] for large, connected preserve areas that address several species at the habitat level rather than species-by-species or area-by-area. This creates a more efficient and effective preserve system as well as better protection for the rare, threatened, and endangered species in the region. Mitigation from development and local, state, and federal funding protect land that has been set aside for preservation. This preservation may take the form of an open space or conservation easement that dedicates the land in perpetuity, or actual purchase of fee title by a public agency or environmental land trust.

Id.

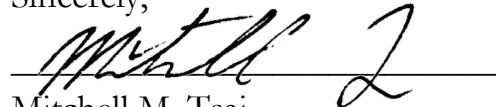
¹ <https://www.sandiegocounty.gov/content/sdc/pds/mscp/sc/overview.html#planoverview>

Moreover, section 5.4.2 of the MSCP County Subarea Plan provides examples of when adjustments to the Subarea Plan Preserve may be desirable, which include: 1) when new biological information is obtained through site-specific studies; 2) unforeseen engineering design opportunities or constraints may be identified during the siting or design of projects that require modification of the preserve boundary; and/or 3) a landowner may request that a portion of all of his property be included within the preserve boundary.² None of the circumstances warranting an amendment exists here, and as a result, the PPA is inconsistent with the MSCP County Subarea Plan.

III. CONCLUSION

Commenter requests that the County prepare and circulate an SEIR to address the concerns mentioned above. If the County has any questions or concerns, feel free to contact my Office.

Sincerely,

A handwritten signature in black ink, appearing to read "Mitchell M. Tsai", is written over a horizontal line.

Mitchell M. Tsai

Attorneys for Southwest Regional
Council of Carpenters

² <https://www.sandiegocounty.gov/content/dam/sdc/pds/mscp/docs/SCMSCP/FinalMSCPProgramPlan.pdf>

Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 3:46 PM
To: Eric Johnston; Stephen Haase (stephenmichaelhaase@gmail.com); TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: New eComment for Planning Commission Hearing

FYI

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory. Mattson@sdcounty.ca.gov

From: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 2:40 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: FW: New eComment for Planning Commission Hearing

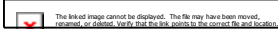
For the files...

Darin Neufeld, AICP | Chief | Project Planning
COUNTY OF SAN DIEGO | Planning & Development Services
5510 Overland Avenue | Suite 310 | San Diego | CA | 92123
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PDS Website <http://www.sdcounty.ca.gov/pds/index.html>

For local information and daily updates on COVID-19, please visit www.coronavirus-sd.com. To receive updates via text, send **COSD COVID19** to **468-311**.



From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, April 15, 2020 2:01 PM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; Edwards, Michael (LUEG) <Michael.Edwards@sdcounty.ca.gov>; Pallinger, David <David.Pallinger@sdcounty.ca.gov>; Calvo, Yolanda <Yolanda.Calvo@sdcounty.ca.gov>; Seiler, Michael <Michael.Seiler@sdcounty.ca.gov>; Beck, Michael <Michael.Beck@sdcounty.ca.gov>; Woods, Bryan <Bryan.Woods@sdcounty.ca.gov>; Barnhart, Douglas <Douglas.Barnhart@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>; Talleh, Rami <Rami.Talleh@sdcounty.ca.gov>
Subject: New eComment for Planning Commission Hearing



New eComment for Planning Commission Hearing

Adrian Navarro submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: To whom this may concern, I ask you to please put a stop to developing in areas that destroy natural habitats and put all the surround homes in danger by building in a area that is at high risk for fire. Though I understand otay is one of the last undeveloped areas of San Diego, sprawl development is not the answer to solving the housing crisis. Rather, it causes more problems by damaging the environment, creating more traffic, and puts those who live in the area in danger.

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Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Thursday, April 16, 2020 12:05 PM
To: Eric Johnston; Stephen Haase (stephenmichaelhaase@gmail.com); TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: Planning Commission meeting on Otay development ,agenda item PDS 2004-3810-SP04-0020(SP) planning to bulldoze those "pesky" Scrub Oak.

FYI

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory. Mattson@sdcounty.ca.gov

From: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>
Sent: Thursday, April 16, 2020 11:34 AM
To: Wardlaw, Mark <Mark.Wardlaw@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Slovic, Mark <Mark.Slovick@sdcounty.ca.gov>
Cc: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: FW: Planning Commission meeting on Otay development ,agenda item PDS 2004-3810-SP04-0020(SP) planning to bulldoze those "pesky" Scrub Oak.

This is an email that was sent to Supervisor Fletcher.

Thank you,

Ann Jimenez

PLANNING COMMISSION SECRETARY
COUNTY OF SAN DIEGO, PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SAN DIEGO, CA 92123
O: (858) 694-3816

For local information and daily updates on COVID-19, please visit www.coronavirus-sd.com. To receive updates via text, send **COSD COVID19** to **468-311**.

Coronavirus Disease 2019
COVID-19

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From: Alan Bennett <alanbennett@hotmail.com>

Sent: Thursday, April 16, 2020 11:10 AM

To: Fletcher, Nathan (BOS) <Nathan.Fletcher@sdcounty.ca.gov>; Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; planningcommission@sandiego.gov

Cc: CNPSSD Listserve <cnpsd-l@mailman.ucsd.edu>; Geoff Dietrich <geoff_dietrich@10news.com>; Carlo Cecchetto <news8@kfmb.com>; Kelly Hessedal <khessedal@kfmb.com>; Heather Culver <hculver@KUSI.com>; Natalie Walsh <nwalsh@kpbs.org>; Ken Williams <ken@sdccn.com>; Bob Hansen <NBC7Investigates@nbcuni.com>; Michael Chen <michael.chen@10news.com>; Ron Donoho <rond@sdcitybeat.com>; David Rolland <davidr@sdcitybeat.com>; Bobbie Stephenson <newsletter@cnpsd.org>; Arron Hirschorn <brad.mclellan@10news.com>; Kristina Davis <kristina.davis@utsandiego.com>; Joe Taylor <joe.taylor@utsandiego.com>; Blanca Gonzales <letters@uniontrib.com>; Elena Gomez <elena.Gomez@NBCuni.com>; Cassie Carlisle <cassie.carlisle@10news.com>; Aviva Waldman <avivawaldman@uchicago.edu>; John Soderman <john.soderman@kusi.com>

Subject: Planning Commission meeting on Otay development ,agenda item PDS 2004-3810-SP04-0020(SP) planning to bulldoze those "pesky" Scrub Oak.

Supervisor Nathan Fletcher:

I have followed the promise of the Otay Ranch Planned Development since the 1980's when it promised to deliver a "green" 21st century sustainable lifestyle with minimal disruption of the countryside. As a young planner I followed it with much anticipation and over the following decades have marveled at so many broken promises and debacles. Now retired, I look back on my forty one (41) years in government's efforts to manage development with comprehensive land use plans, I can say wholeheartedly, I have not had a professional experience as disappointing as Otay Ranch. Will the number "13" be the harbinger of final devastation of southern California?

The Otay development (within the sampled range of *T*, according to SDNHM) will take out six acres of Scrub Oak (*Quercus dumosa*.) Being called "Scrub" is a serious error and a holdover from pioneer days when it was purposefully given a derogatory name. You couldn't use it for lumber and cattle would not eat it. It just took up good pasture land. Nothing could be further from the truth!

This tree is a keystone tree for several of our native plant alliance and a critical component of the environment of several native flora and fauna. It is a phenomenal bank and soil stabilizer and also very fire tolerant! Its growth should be encouraged as it does grow tough and slow. It is a very pleasing and will attract a very wide range of native animals because of its small, energy rich, acorns. It does make a very good border plant to define boundaries because its leaves are typical of oak, being evergreen and the serrate edges are crinkled and can stick you if you are not careful.

The Community Concept of Aldo Leopold (America's author for environmental preservation) taught:

"All ethics so far evolved rest upon a single promise: that the individual is a member of a community of interdependent parts. His instincts prompt him to compete for his place in that community, but his ethics prompt him also to co-operate (perhaps in order that there may be a place to compete for). The land ethic simply enlarges the boundaries of the community to include soils, waters, plants, and animals or collectively: the land." Humans must be a part of that community and use good stewardship.

If you would like to see one up close and personal, I can take you to some that are over one hundred years (100) years old in the heart of Florida Canyon, about the 3000 block of Florida Drive.

I do request that Ann make me an official "party of record" for any action regarding this development.

Thanx for all you are doing to make our struggles with Corvid19 a comprehensive and professional fight (hopefully not to the death)!

Alan Bennett

CPNP & FCS Coordinator
4160 Louisiana Street, Unit # F
San Diego, CA. 92104
(619) 955-3275
alanbennett@hotmail.com

Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Wednesday, May 20, 2020 5:48 PM
To: Eric Johnston; Stephen Michael Haase; TShaw@atlantissd.com; Haggblade, Meghan
Cc: Slovick, Mark
Subject: [EXTERNAL] FW: No Otay Ranch Resort Village 13

FYI.....

Greg B. Mattson, AICP
Project Manager – Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Cell number 619-895-7177
Gregory. Mattson@sdcounty.ca.gov

From: Annika J Nabors <ajnabors@ucanr.edu>
Sent: Wednesday, May 20, 2020 5:44 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: no Otay Ranch Resort Village 13

Dear Mr. Mattson,

I would like to register my strong objection to the proposed development Otay Ranch Resort Village 13. San Diego has more rare, endangered, and local species than any other county in the United States, so the last thing San Diego needs is more single-family commuter home sprawl and a resort (overlooking a drought-afflicted reservoir??) encroaching on its ecologically important natural resources. Not to mention the fact that this development project would necessitate the bulldozing of 800 acres of habitat and 1,200 individual Nuttall's scrub oaks, a rare and endangered oak species.

Having performed research on an endangered subspecies of cactus wren in the area, I can personally vouch that Otay Mesa is home to some of the last coastal sage scrub intact in Southern California, is already beautiful and fragile enough the way it is, and needs no more development, especially not a resort.

Regards,
Annika Nabors, MS

UC Cooperative Extension San Diego County
420 S Broadway
Escondido, CA 92025

Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 8:45 PM
To: Eric Johnston; Stephen Haase (stephenmichaelhaase@gmail.com); TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: New eComment for Planning Commission Hearing

FYI

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Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory. Mattson@sdcounty.ca.gov

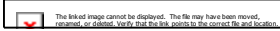
From: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 5:50 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: FW: New eComment for Planning Commission Hearing

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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, April 15, 2020 5:38 PM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; Edwards, Michael (LUEG) <Michael.Edwards@sdcounty.ca.gov>; Pallinger, David <David.Pallinger@sdcounty.ca.gov>; Calvo, Yolanda <Yolanda.Calvo@sdcounty.ca.gov>; Seiler, Michael <Michael.Seiler@sdcounty.ca.gov>; Beck, Michael <Michael.Beck@sdcounty.ca.gov>; Woods, Bryan <Bryan.Woods@sdcounty.ca.gov>; Barnhart, Douglas <Douglas.Barnhart@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>; Talleh, Rami <Rami.Talleh@sdcounty.ca.gov>
Subject: New eComment for Planning Commission Hearing



New eComment for Planning Commission Hearing

Bridger Langfur submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Please vote against the Otay Ranch Resort Village 13. Sprawl development is counterintuitive to building a sustainable future for the generations to come. This development will destroy habitats and increase vehicle miles travelled (air pollution). To meet legally binding local and state climate objectives we must stop approving sprawl projects such as this one. Thank you.

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Carmen M. Richardson
1037 Hawthorne Creek Drive
Chula Vista, CA 91914

April 16, 2020

RE: SDC PC Hearing, Agenda Item #1, Village 13

Dear San Diego County Planning Commission,

I am writing on behalf of my support of Baldwin & Sons Village 13, Otay Ranch development plan. I highly recommend the San Diego County Planning Commission approve the Baldwin & Sons Village 13 Project.

Before I move forward with additional comments for your consideration, it is important to note, I do not benefit personally in any way from this endorsement or will receive a financial incentives to either myself, or to the nonprofit organizations I serve (i.e., a "special donation for my support"). Although, I may receive a complimentary chocolate-chip cookie at one of their open houses of which I plan to attend in the future.

Community Values and Quality

There are several reasons I support this project, but the primary reason, this project is literally "in my back yard."

If I had my way, there would be no new development in my area of Chula Vista - ever, and we would all enjoy a "freeze-frame" of our current landscape which is nothing short of idyllic in terms of natural beauty, upper middle class homes of varying size and price points, walkability, schools and an overall excellent quality of life.

But as we know, cities grow, which is necessary for a healthy economy. Development is necessary. Not all land and housing developers are equal. While most have the same fancy renditions of plans, and award-winning marketing strategies to help the decision makers see their vision, they sometimes lack professional and personal integrity and focus on profit, not the values of the community.

Baldwin & Sons is a family values-based company whose primary focus is on the resident's needs as a driver to their projects. Moreover, Baldwin & Sons has a solid reputation for working with city and the County government as well as environmental agencies to collaborate in order to help make balanced decisions affecting all stakeholders.

Baldwin & Sons is a highly respected land developer and home builder in Chula Vista. They have employee(s) living in Chula Vista and are committed to ensuring they first meet the quality of life needs of residents. Their employees serve on many community-based nonprofit boards, not to “you scratch-my back and I’ll scratch yours,” rather to really understand the community before they draw up one plan. I met representatives of Baldwin & Sons while serving on these boards and currently work with them as a community stakeholder at South County Economic Development Council, Chula Vista Chamber of Commerce, nonprofit boards as well as in other community stakeholder conversations.

I can say with confidence, Baldwin & Sons represents our Eastside community. They create neighborhoods for families that will retain home values, support economic growth, but more importantly, provide a neighborhood that reflects the values of those of us living on the East side of Chula Vista. This type of high-quality and longevity of value is what Baldwin & Sons will provide with the Village 13 project. Their project will be the new premier neighborhood of our area because the plan will reflect the values of the community.

What do we value? We value plenty of outdoor and green space which includes DG trails for walking and biking that are integrated to connect to County open spaces as well as city parks, and preservation of views. We value our walkable community. We value wide streets and plenty of street parking for our guests. We value the beautifully planned shared spaces and landscaping. We value the partnerships to preserve the open spaces for all residents, not just those living in the homes built within the development.

Our neighborhood residents have strong partnerships with the San Diego Mountain Bike Association, County Parks and Rec, city parks, Fish & Wildlife to protect the habitats of the Otay Lakes, and more. With any new development, a commitment by the land developer/builder to take our values into consideration is the number one priority for support of a project of this scale. Baldwin & Sons also takes the concerns of our environmental community of stakeholders and has developed a plan to address such issues such as protection of habitat and sustainability.

Economic Factors

As you are aware, Chula Vista city government, as well as the County Supervisors are keeping an eye on the untapped potential of the Otay Ranch area of Chula Vista as the new economic high-tech hub for the region. Baldwin & Sons plays a major role in developing other housing areas/neighborhoods to provide a variety of housing options from affordable multi-family options, townhouses and affordable single-family homes to meet emerging needs of future businesses. Business investors not only look for the best value for the business, but also if they can attract the types of workers needed to fill the jobs which includes housing options near their place of employment. As building is ongoing to meet the needs of the residents mentioned above, there remains a gap for

housing for the executive, and/or dual income of mid to upper middle-class home buyers with the benefit of incurred equity in which to “upscale” their housing options.

Conclusion

I am confident in the County Planning Council’s discernment to meet the needs of all stakeholders for this project. As a resident, my concerns of “not in my backyard” are not concerns at all as long as Baldwin & Sons is the designated developer.

As you review the development plans, please keep in mind the company’s values to meet the needs of residents and the integrity of Baldwin & Sons to represent the residents of South County. Please take the time to see the amount of detail the plans contain to preserve our natural surrounding open spaces of our beautiful South County while at the same time designing trails designed to link the residents to the County and city parks. Please keep in mind the economic drivers of our area and the demand for more hotels to support the population. Baldwin & Sons is known for their high-quality, award-winning and highly successful Resident’s Inn that serves not just as a hotel, but also as a community gathering space.

For these reasons, as a resident “in the backyard” I highly support Baldwin & Son’s Village 13 development proposal.

Sincerely,

Carmen M. Richardson
Nonprofit Leader Greater
Greater San Diego Region
Chula Vista Resident

Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 8:48 PM
To: Eric Johnston; Stephen Haase (stephenmichaelhaase@gmail.com); TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: New eComment for Planning Commission Hearing

FYI

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory. Mattson@sdcounty.ca.gov

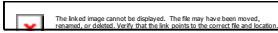
From: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 6:19 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: FW: New eComment for Planning Commission Hearing

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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, April 15, 2020 6:15 PM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; Edwards, Michael (LUEG) <Michael.Edwards@sdcounty.ca.gov>; Pallinger, David <David.Pallinger@sdcounty.ca.gov>; Calvo, Yolanda <Yolanda.Calvo@sdcounty.ca.gov>; Seiler, Michael <Michael.Seiler@sdcounty.ca.gov>; Beck, Michael <Michael.Beck@sdcounty.ca.gov>; Woods, Bryan <Bryan.Woods@sdcounty.ca.gov>; Barnhart, Douglas <Douglas.Barnhart@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>; Talleh, Rami <Rami.Talleh@sdcounty.ca.gov>
Subject: New eComment for Planning Commission Hearing



New eComment for Planning Commission Hearing

Carolyn Marsden submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: "Dear Honorable Commissioners, on behalf of Climate Action Campaign, we urge you to please reject the Otay Ranch Resort Village 13 sprawl development project, which will harm natural environments and sensitive habitats, increase traffic and air pollution, and exacerbate the climate crisis. The County must stop approving general plan amendment sprawl projects that make it difficult for the region to meet local and state climate law. Thank you."

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Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 5:30 PM
To: Eric Johnston; Stephen Haase (stephenmichaelhaase@gmail.com); TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: New eComment for Planning Commission Hearing

FYI

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory. Mattson@sdcounty.ca.gov

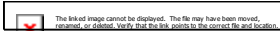
From: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 5:21 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: FW: New eComment for Planning Commission Hearing

Darin Neufeld, AICP | Chief | Project Planning
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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, April 15, 2020 3:51 PM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; Edwards, Michael (LUEG) <Michael.Edwards@sdcounty.ca.gov>; Pallinger, David <David.Pallinger@sdcounty.ca.gov>; Calvo, Yolanda <Yolanda.Calvo@sdcounty.ca.gov>; Seiler, Michael <Michael.Seiler@sdcounty.ca.gov>; Beck, Michael <Michael.Beck@sdcounty.ca.gov>; Woods, Bryan <Bryan.Woods@sdcounty.ca.gov>; Barnhart, Douglas <Douglas.Barnhart@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>; Talleh, Rami <Rami.Talleh@sdcounty.ca.gov>
Subject: New eComment for Planning Commission Hearing



New eComment for Planning Commission Hearing

Christopher Redo submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: I am writing in support of this project as a further enhancement to the residential development of the City of Chula Vista. Baldwin & Sons has an admirable track record of residential development in the South Bay which includes a strong sensitivity to building diverse communities. The company also has a well-deserved reputation for its attention to walkable communities and the inclusion of trails, bike lanes and public parks in all of its developments. I believe it's a solid step forward.

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Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 8:51 PM
To: Eric Johnston; TShaw@atlantissd.com; Stephen Haase
(stephenmichaelhaase@gmail.com); Haggblade, Meghan
Subject: [EXTERNAL] FW: New eComment for Planning Commission Hearing

FYI

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San Diego, CA 92123

Office# 858-694-2249
Gregory.Mattson@sdcounty.ca.gov

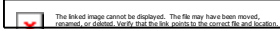
From: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 6:37 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: FW: New eComment for Planning Commission Hearing

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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, April 15, 2020 6:33 PM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; Edwards, Michael (LUEG) <Michael.Edwards@sdcounty.ca.gov>;
Pallinger, David <David.Pallinger@sdcounty.ca.gov>; Calvo, Yolanda <Yolanda.Calvo@sdcounty.ca.gov>; Seiler, Michael
<Michael.Seiler@sdcounty.ca.gov>; Beck, Michael <Michael.Beck@sdcounty.ca.gov>; Woods, Bryan
<Bryan.Woods@sdcounty.ca.gov>; Barnhart, Douglas <Douglas.Barnhart@sdcounty.ca.gov>; Slovick, Mark
<Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Flannery, Kathleen
<Kathleen.Flannery@sdcounty.ca.gov>; Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>; Talleh, Rami
<Rami.Talleh@sdcounty.ca.gov>
Subject: New eComment for Planning Commission Hearing



New eComment for Planning Commission Hearing

Cindy Cortez submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Please vote against the Otay Ranch Resort Village 13. This development will destroy habitats and increase vehicle miles travelled and air pollution. To meet local and state climate laws we must stop approving sprawl projects such as this one, we don't need another lawsuit on our hands. Please help build a sustainable future for the generations to come and vote no on this project. Thank you.

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From: [Slovick, Mark](#)
To: [Jimenez, Ann](#); [Neufeld, Darin](#)
Subject: Fwd: Request for delay of Otay Ranch Village 13 public hearings
Date: Tuesday, April 14, 2020 10:18:26 AM

Sent from my iPhone

Begin forwarded message:

From: Dan Silver <dsilverla@me.com>
Date: April 10, 2020 at 11:22:16 AM PDT
To: "Wardlaw, Mark" <Mark.Wardlaw@sdcounty.ca.gov>
Cc: "Mattson, Gregory (Contractor)" <Gregory.Mattson@sdcounty.ca.gov>, "Slovick, Mark" <Mark.Slovick@sdcounty.ca.gov>, "Talleh, Rami" <Rami.Talleh@sdcounty.ca.gov>, "Flannery, Kathleen" <Kathleen.Flannery@sdcounty.ca.gov>, "Aghassi, Sarah" <Sarah.Aghassi@sdcounty.ca.gov>, "Jacob, Dianne" <Dianne.Jacob@sdcounty.ca.gov>, "Gaspar, Kristin" <Kristin.Gaspar@sdcounty.ca.gov>, "Fletcher, Nathan (BOS)" <Nathan.Fletcher@sdcounty.ca.gov>, "Cox, Greg" <Greg.Cox@sdcounty.ca.gov>, "Desmond, Jim" <Jim.Desmond@sdcounty.ca.gov>, "Wilson, Adam" <Adam.Wilson@sdcounty.ca.gov>, "Woods, Melanie" <Melanie.Woods@sdcounty.ca.gov>, "Avina, Victor" <Victor.Avina@sdcounty.ca.gov>, "Mills, Benjamin" <Benjamin.Mills@sdcounty.ca.gov>, "Wier, Emily" <Emily.Wier@sdcounty.ca.gov>, Ed Pert <ed.pert@wildlife.ca.gov>, David Mayer <david.mayer@wildlife.ca.gov>, Scott Sobiech <scott_sobiech@fws.gov>, Susan Wynn <Susan_Wynn@fws.gov>
Subject: Request for delay of Otay Ranch Village 13 public hearings

Dear Mark:

Sorry we have not been able to connect by phone as yet. I understand how hectic things are these days.

I am writing about the sheer volume of new information posted for the Village 13 Planning Commission hearing, which is enormous. This is far beyond a typical final EIR, with responses to comments. The staff report alone is over 1000 pages, as is the new greenhouse gas section. There are many new technical appendices.

The problem is compounded by the *simultaneous* scheduling of public hearings for Otay Ranch Village 14, which also has major amounts of new material, such as on fire hazard. Some new material is not even flagged as new.

During the COVID pandemic, many people are tied up homeschooling children. Working from home in these circumstances is not productive, and this is contributing to the problem.

Please know that, under current circumstances, EHL will be unable to review and comment in a way that the Planning Commission and Board of Supervisors deserve. This will apply equally to other members of the public. I cannot imagine that even a diligent Commissioner or Board Member will be able to do the new material justice.

Perhaps an honest error was made in scheduling these two projects on top of one another. I respectfully suggest that this could be rectified by delaying the Village 13 Planning Commission hearing a month or so, so that Village 14 and Village 13 are staggered. As you know, Village 13 has been processing for years, and it is highly unlikely that the applicant's interests would be harmed.

There are extraordinary times on top of an extraordinary volume of complex material. If the County and the applicant have chosen to massively expand the record, then the County should also expand time for review. There are many compelling public interests that will benefit from a modest delay, which would respect both the public and decision-makers.

Thank you for your consideration of this request.

Stay healthy
Dan

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
<https://ehleague.org>

EAST OTAY MESA PROPERTY OWNERS ASSOCIATION

April 13, 2020

Douglas Barnhart, Chairman
San Diego County Planning Commission
County Operations Center
5510 Overland Avenue, Suite 110
San Diego, CA 92123
Attn: Ann.Jimenez@sdcounty.ca.gov

Agenda Item 1: Support for Otay Ranch Resort Village 13 Alternative H Project

Dear Chairman Barnhart and Planning Commissioners:

On behalf of the East Otay Mesa Property Owners Association, I am sending this letter of support for the Otay Ranch Resort Village 13 Alternative H project.

The Otay Ranch Resort Village 13 Alternative H project is a master planned community within Otay Ranch, situated on 1,869 acres. Alternative H includes 1,881 single family homes in a gated community, 57 multifamily homes, up to 40,000 square feet of commercial and office space, a joint use fire station and sheriff storefront, an elementary school, a 200 guest room resort hotel, public and private parks, a homeowners association recreation facility, multi-use and community pathways and trails, and over 1,100 acres of land to be permanently preserved and protected as part of the joint Resource Management Plan.

The benefits of supporting Village 13 Alternative H include:

- It provides the type of desirable single-family housing that people in the South Bay commute to Riverside County for.
- It provides much needed housing needed for the continued expansion of business and industry in the southern portion of the County, and provides move-up housing for families in Chula Vista and surrounding communities who desire to remain in the area.
- It has been reviewed and approved for public safety by the San Diego County Fire Authority and Sheriff's Department. Village 13 Alternative H includes funding for the construction and operation of a new fire station to enhance public safety in the Village and surrounding communities.
- It is part of the previously approved Otay Ranch Master Plan, and development of Village 13 has been part of the planning process since the late 1980s.
- The resort and commercial uses will provide good jobs.
- It's a smart, walkable, net-zero community with energy sustainability features.
- It will enhance the region with a network of public trails all around the development perimeter that connect to existing trails in the County and City of Chula Vista.
- It will include the construction of an on-site public elementary school to meet education demands.
- The 10-acre public park will be open to everyone, not just the residents of Village 13 Alternative H.
- It will preserve and protect over 1,100 acres of sensitive habitat that is home to many species.

We strongly support this project and urge the County Planning Commission and Board of Supervisors to approve it as soon as possible.

Sincerely,



David Wick, Chairman
East Otay Mesa Property Owners Association

cc: Supervisor Greg Cox, Chairman, San Diego County Board of Supervisors
Mark Wardlaw, Director, San Diego County Planning and Development Services

Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 8:46 PM
To: Eric Johnston; Stephen Haase (stephenmichaelhaase@gmail.com); TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: New eComment for Planning Commission Hearing

FYI

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Project Manager – Independent Contractor
Planning & Development Services
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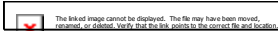
From: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 5:51 PM
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Subject: FW: New eComment for Planning Commission Hearing

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T. 858-694-3455 | M. 619-753-5439 | F. 858-694-3373 | MAIN 858-694-2960
PDS Website <http://www.sdcounty.ca.gov/pds/index.html>

For local information and daily updates on COVID-19, please visit www.coronavirus-sd.com. To receive updates via text, send **COSD COVID19** to **468-311**.



From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, April 15, 2020 5:23 PM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; Edwards, Michael (LUEG) <Michael.Edwards@sdcounty.ca.gov>; Pallinger, David <David.Pallinger@sdcounty.ca.gov>; Calvo, Yolanda <Yolanda.Calvo@sdcounty.ca.gov>; Seiler, Michael <Michael.Seiler@sdcounty.ca.gov>; Beck, Michael <Michael.Beck@sdcounty.ca.gov>; Woods, Bryan <Bryan.Woods@sdcounty.ca.gov>; Barnhart, Douglas <Douglas.Barnhart@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>; Talleh, Rami <Rami.Talleh@sdcounty.ca.gov>
Subject: New eComment for Planning Commission Hearing



New eComment for Planning Commission Hearing

Debbie DiscarEspe submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: I support and appreciate the benefits of the Otay Ranch Resort Village 13 Alt H project. More specifically, because the project fills the need for single-family housing keeping homeowners closer to home and work, rather than having to commute from outside of the county to find affordable ownership options, while preserving and protecting over 1,100 acres of sensitive habitat.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, April 16, 2020 7:58:10 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Amanda Ruetten submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Dear Honorable Commissioners, on behalf of SanDiego350, please reject the Otay Ranch Resort Village 13 sprawl development project. This project will intensify the climate crisis by increasing traffic and air pollution, as well as harm natural environments. Please consider the impacts this project could have on our environment and health. The County must stop approving general plan amendment sprawl projects that make it difficult for the region to meet local and state climate law. Thank you.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, April 15, 2020 8:25:47 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Andrea Gomes submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Dear Honorable Commissioners, I strongly urge you to reject the Otay Ranch Resort Village 13 sprawl development project. Please reconsider the damaging and long lasting environmental and social consequences if this project is allowed to go forth.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, April 16, 2020 6:29:02 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ann Feeney submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: I urge you to oppose the Otay Ranch Resort Village 13 project. Future development should not sprawl into untouched natural environments but should be located near existing roads. Such sprawl will lead to increased air pollution, increased vehicle miles traveled, and thus increased GHG emissions. Transportation is a major source of GHG emissions and air pollution. Climate change is a crisis, and the state has mandated that we should reduce GHG emissions. Smart growth is what we need, not sprawl.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, April 15, 2020 12:53:48 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

ariana criste submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: I urge you to please reject the Otay Ranch Resort Village 13 sprawl development project, which will harm natural environments and sensitive habitats, increase traffic and air pollution, and exacerbate the climate crisis. The County must stop approving general plan amendment sprawl projects that make it difficult for the region to meet local and state climate laws. Let's build housing in the right places, where it is already provided for in our consensus-based, publicly-developed GP. Thank you.

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Subject: New eComment for Planning Commission Hearing
Date: Friday, April 17, 2020 8:31:10 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Carolyn Scholl submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: I strongly support this project. I worked with Baldwin & Sons in the capacity of Planning Manager for the Chula Vista Elementary School District for 10 years. B&S has worked with CVESD to designate a school site in this project, which will generate many students for the District. In addition, this project will give new vitality to an area in great need of revitalization. I can only see positive benefits.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, April 15, 2020 8:22:34 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

David Robertson submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Commissioners: Please vote to reject the Otay Ranch Resort Village 13 project, which will damage our natural environments and sensitive habitats, add to our terrible traffic and worsen our already poor air quality due to an increase in pollution, and worsen the climate emergency. Furthermore, San Diego County must discontinue approving development projects that exacerbate sprawl that will make it difficult for our region to meet local and state climate goals. Thank you for reading my comment.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, April 15, 2020 4:31:10 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Galena Robertson submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: I urge you to please reject the Otay Ranch Resort Village 13 sprawl development project, which will harm natural environments and sensitive habitats, increase traffic and air pollution, and exacerbate the climate crisis. The County must stop approving general plan amendment sprawl projects that make it difficult for the region to meet local and state climate law. Thank you.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, April 15, 2020 6:58:43 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Glen Brandenburg submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: I urge you to reject the Otay Ranch Village 13 project. The time for sprawl projects is over, we need to build affordable housing near public transportation and existing infrastructure. Sprawl harms the environment, increases air pollution, increases the cost of housing and makes the climate crisis worse. We must change direction now! Thank you.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, April 16, 2020 9:48:19 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jack McSweeney submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Dear San Diego County Planning Commissioners, Thank you for regarding my short attached letter in support of the Otay Ranch Village project. Be well, Jack McSweeney 5817 Arboles Street San Diego, CA 92120

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, April 15, 2020 8:39:54 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jack Shu submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: This project is not the kind of development we need in San Diego. It will take away public resources from where we need them, where we already have some housing and employment centers. Do not approve any more amendments to the GP which will increase vehicle miles traveled (VMT) in our region. We need infill development more than ever. By rejecting this project will send a message to to developers that they need to rethink old money making methods by abusing the Gen. Plan Amendment process.

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Subject: New eComment for Planning Commission Hearing
Date: Friday, April 17, 2020 8:39:30 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

JP Theberge submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: The project is in violation of general plan policy H-1.9. The policy is as follows:
"Affordable Housing through General Plan Amendments. Require developers to provide an affordable housing component when requesting a General Plan amendment for a largescale residential project when this is legally permissible." Recent court rulings in EF/HG Town Council vs. County of San Diego vacated approval of two projects (Valiano/HGVS) for violating this policy. Reject this until affordable is included.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, April 15, 2020 10:25:20 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

kathryn Lembo submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: The Otay Ranch Project will be an asset to the South Bay. The resort will bring new vitality to the region. With the approval of the project 1,100 acres of sensitive habitat will be permanently preserved and protected as part of the joint Resource Management Plan. The improvements to Otay Lakes Road address safety. Baldwin&Sons are a strong community partner who have supportive various organizations and demonstrated a concern for residents and future residents.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, April 16, 2020 9:38:11 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Madeleine McMurray submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Dear Honorable Commissioners, on behalf of Climate Action Campaign, we urge you to please reject the Otay Ranch Resort Village 13 sprawl development project, which will harm natural environments and sensitive habitats, increase traffic and air pollution, and exacerbate the climate crisis. The County must stop approving general plan amendment sprawl projects that make it difficult for the region to meet local and state climate law. Thank you

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, April 16, 2020 8:41:23 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Madison Holley submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Please support this project. I am a 26 year old San Diego Native and have to double up to stay in the place I call home. This project provides more opportunity to find a place to live. It is well thought out and provides several public amenities that are sorely needed. The housing crisis will only get worse if we do not build more housing. This is a good project and is deserving of your support,

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, April 15, 2020 12:41:32 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Matthew Vasilakis submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Dear Honorable Commissioners, on behalf of Climate Action Campaign, we urge you to please reject the Otay Ranch Resort Village 13 sprawl development project, which will harm natural environments and sensitive habitats, increase traffic and air pollution, and exasperate the climate crisis. The County must stop approving general plan amendment sprawl projects that make it difficult for the region to meet local and state climate law. Thank you.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, April 16, 2020 7:37:30 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Mitchell Tsai submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Please see the attached comment letter from the Southwest Regional Council of Carpenters.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, April 15, 2020 6:49:41 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Myles Pomeroy submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Dear Honorable Commissioners, I am writing to ask you to please reject the Otay Ranch - Village 13 project. This project would perpetuate the already sprawling growth patten in the unincorporated area which we must depart from if we are serious about achieving climate change and smart growth objectives. Growth in the unincorporated areas should instead be focused around already identified villages and urban concentrations as the adopted General Plan recommends.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, April 16, 2020 5:54:09 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Nancy Daniels submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: As a San Diego native, born at Sharp Hospital, raised in different communities within the County, and educated at UCSD, I feel strongly that Village 13 provides additional and desperately needed housing in the South Bay. If San Diego wants to continue to thrive, we must meet the challenges of planned growth, which Village 13 provides. Please look beyond the NIMBYs and vote in favor of new, needed housing. Thank you.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, April 16, 2020 12:08:03 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Pamela Heatherington submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: On behalf of the Environmental Center of San Diego, we urge you to reject the Otay Ranch Resort Village 13 project. We do not need this kind of development in San Diego.

Developments that increase VMT should be off the table. We need reasonable infill development. Reject this project. Send a message to the development community that harming the natural environment, sensitive habitats, increasing traffic & air pollution are not right if you care about future generations ability to live on earth.

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To: [Jimenez, Ann](#); [Edwards, Michael \(LUEG\)](#); [Pallinger, David](#); [Calvo, Yolanda](#); [Seiler, Michael](#); [Beck, Michael](#); [Woods, Bryan](#); [Barnhart, Douglas](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Flannery, Kathleen](#); [Lardy, Eric](#); [Talleh, Rami](#)
Subject: New eComment for Planning Commission Hearing
Date: Thursday, April 16, 2020 9:17:19 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sebastian N submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: As a lifelong east Chula Vista native, I confidently believe that this project fails my community. This project does not properly address the County's housing crisis and is environmentally hazardous. Our housing crisis is sourced in a lack of affordable housing, not a lack of single-family homes. This project also exacerbates the area's pollution and degrades already-threatened natural resources. It's not worth compromising our health for yet another vacant, unaffordable complex.

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To: [Jimenez, Ann](#); [Edwards, Michael \(LUEG\)](#); [Pallinger, David](#); [Calvo, Yolanda](#); [Seiler, Michael](#); [Beck, Michael](#); [Woods, Bryan](#); [Barnhart, Douglas](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Flannery, Kathleen](#); [Lardy, Eric](#); [Talleh, Rami](#)
Subject: New eComment for Planning Commission Hearing
Date: Wednesday, April 15, 2020 6:30:06 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sarah Thorwirth submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Dear Honorable Commissioners, I urge you to please reject the Otay Ranch Resort Village 13 sprawl development project, which will harm natural environments and sensitive habitats, increase traffic and air pollution, and exacerbate the climate crisis. The County must stop approving general plan amendment sprawl projects that make it difficult for the region to meet local and state climate law. Thank you.

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Edwards, Michael \(LUEG\)](#); [Pallinger, David](#); [Calvo, Yolanda](#); [Seiler, Michael](#); [Beck, Michael](#); [Woods, Bryan](#); [Barnhart, Douglas](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Flannery, Kathleen](#); [Lardy, Eric](#); [Talleh, Rami](#)
Subject: New eComment for Planning Commission Hearing
Date: Friday, April 17, 2020 8:53:16 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Susan Baldwin submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Please reject this sprawl project that will exacerbate our climate crisis, increase air pollution, destroy important natural habitat, and put people in areas of high wildfire danger. This project is not needed to meet our housing needs. This false narrative is contradicted by the General Plan, which includes 60,000+ units of housing capacity showing that the County's housing needs/climate goals can be met without amendments to the GP. Please vote No on the Otay 13 project. Susan Baldwin, AICP

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Edwards, Michael \(LUEG\)](#); [Pallinger, David](#); [Calvo, Yolanda](#); [Seiler, Michael](#); [Beck, Michael](#); [Woods, Bryan](#); [Barnhart, Douglas](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Flannery, Kathleen](#); [Lardy, Eric](#); [Talleh, Rami](#)
Subject: New eComment for Planning Commission Hearing
Date: Thursday, April 16, 2020 4:23:40 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Tara Hammond submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: I deplore you to please reject the Otay Ranch Resort Village sprawl development project. This project is irresponsible & will harm sensitive ecosystems & natural environments. San Diego has the 6th worst air pollution in the US & must stop approving general plan amendment sprawl projects that make it difficult for the region to meet regional & CA climate law. This project would increase traffic & air pollution, impacting San Diegans' health while worsening the impacts of the climate crisis.

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To: [Jimenez, Ann](#); [Edwards, Michael \(LUEG\)](#); [Pallinger, David](#); [Calvo, Yolanda](#); [Seiler, Michael](#); [Beck, Michael](#); [Woods, Bryan](#); [Barnhart, Douglas](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Flannery, Kathleen](#); [Lardy, Eric](#); [Talleh, Rami](#)
Subject: New eComment for Planning Commission Hearing
Date: Wednesday, April 15, 2020 1:55:44 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Taylor Vierra submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Please reject the Otay Ranch Resort Village 13 sprawl project, which will harm natural environments and sensitive habitats, increase traffic and air pollution, and exacerbate the climate crisis. As a resident of CV who lives less than 4 miles from the project site, I already experience the effects of sprawl and habitat destruction. We need affordable, infill housing that is close to transit and already established infrastructure. We need to meet local and state climate laws! Thank you.

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Edwards, Michael \(LUEG\)](#); [Pallinger, David](#); [Calvo, Yolanda](#); [Seiler, Michael](#); [Beck, Michael](#); [Woods, Bryan](#); [Barnhart, Douglas](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Flannery, Kathleen](#); [Lardy, Eric](#); [Talleh, Rami](#)
Subject: New eComment for Planning Commission Hearing
Date: Wednesday, April 15, 2020 5:31:55 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Zaneta Encarnacion submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: I am a resident of Chula Vista who lives approximately 4 miles from the proposed development and am registering my support for this project. Our county is in desperate need of housing and this is an opportunity to bring a new type of housing to our community while also protecting and preserving our open space. In addition, this type and the increase in housing units will support the businesses of Eastern Chula Vista, which will inevitably benefit from a larger consumer base.

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Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 8:49 PM
To: Eric Johnston; Stephen Haase (stephenmichaelhaase@gmail.com); TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: New eComment for Planning Commission Hearing

FYI

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory. Mattson@sdcounty.ca.gov

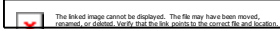
From: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 6:27 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: FW: New eComment for Planning Commission Hearing

Darin Neufeld, AICP | Chief | Project Planning
COUNTY OF SAN DIEGO | Planning & Development Services
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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, April 15, 2020 6:26 PM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; Edwards, Michael (LUEG) <Michael.Edwards@sdcounty.ca.gov>; Pallinger, David <David.Pallinger@sdcounty.ca.gov>; Calvo, Yolanda <Yolanda.Calvo@sdcounty.ca.gov>; Seiler, Michael <Michael.Seiler@sdcounty.ca.gov>; Beck, Michael <Michael.Beck@sdcounty.ca.gov>; Woods, Bryan <Bryan.Woods@sdcounty.ca.gov>; Barnhart, Douglas <Douglas.Barnhart@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>; Talleh, Rami <Rami.Talleh@sdcounty.ca.gov>
Subject: New eComment for Planning Commission Hearing



New eComment for Planning Commission Hearing

Evlyn Andrade submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Dear Honorable Commissioners, I urge you to please reject the Otay Ranch Resort Village 13 sprawl development project. We know from studies that urban sprawl developments have many negative consequences including harmful effects on human health, natural environments, and sensitive habitats. They also increase traffic and air pollution. The County must stop approving general plan amendment sprawl projects making it difficult for the region to meet local and state climate law. Thank you

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From: fritzstumpges@gmail.com
To: [Jimenez, Ann](#)
Subject: Quick Otay Ranch Comment
Date: Monday, April 6, 2020 7:56:37 PM

Dear Ann,

This is another poor, sprawl inducing plan. The general plan specifically says no to these huge developments far from other centers of work and infrastructure. This will only create more commuter traffic and all of the other objectionable characteristics prohibited by the GP such as community character. This is specifically why many of the county residents wanted to have a say in your terrible approval of General Plan Amendments that are trashing all of the years of thoughtful planning that went into the GP.

BUT, I'm sure that the pro development at any cost Supervisors will love the new tax base and the donations to their reelection funds. Here we go again...got to fill in ever bit of cheap back country land!

Fritz Stumpges
Past Pala Pauma planning group member

Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Thursday, April 16, 2020 8:18 PM
To: Eric Johnston; Stephen Michael Haase; TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: PROJECT/CASE NUMBER(S): Otay Ranch Resort Village13;
PDS2004-3810-04-002(SP); PDS2004-3800-04-003 (GPA); PDS2004-3600-04-009
(REZ); PDS2019-TM-5361 RPL1(VTM); PDS2019-STP-19-003 and
PDS2004-3910-04-19-004 (ER)

FYI

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory. Mattson@sdcounty.ca.gov

From: Steve Parker <stevep@800ideas.com>
Sent: Thursday, April 16, 2020 7:49 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: Re: PROJECT/CASE NUMBER(S): Otay Ranch Resort Village13; PDS2004-3810-04-002(SP); PDS2004-3800-04-003
(GPA); PDS2004-3600-04-009 (REZ); PDS2019-TM-5361 RPL1(VTM); PDS2019-STP-19-003 and PDS2004-3910-04-19-004
(ER)

Mr. Mattson,

Thank you for the action taken on my behalf following my email to you yesterday.
Yesterday I received a call from a Baldwin and Son's representative. He told me I would receive documentation of the possible locations of egress and ingress to our property.
He promised I would receive this documentation either yesterday and for sure by today. Needless to say I have received nothing. Which speaks volumes about this company.
Because of their lack of action and unwillingness to perform as promised in order to resolve this problem.
As a landowner of the largest private parcel within Otay Ranch. I must **strongly object to any approval of this project on behalf of Baldwin and Son's by the San Diego County Board of Supervisors until this situation is clearly and legally resolved.**

Very Respectfully

George S. Parker
619.921.3500

On Wed, Apr 15, 2020, 11:17 AM Steve Parker <stevep@800ideas.com> wrote:

----- Forwarded message -----

From: Steve Parker <stevep@800ideas.com>

Date: Tue, Apr 14, 2020, 2:35 PM

Subject: PROJECT/CASE NUMBER(S): Otay Ranch Resort Village13; PDS2004-3810-04-002(SP); PDS2004-3800-04-003 (GPA); PDS2004-3600-04-009 (REZ); PDS2019-TM-5361 RPL1(VTM); PDS2019-STP-19-003 and PDS2004-3910-04-19-004 (ER)

To: <Grogory.Mattson@sdcounty.ca.gov>

Dear Mr. Gregory Mattson,

This email is to notify you that myself, George S. Parker and Scott and Dagmar Satterla currently own approximately 20 acres (APN 598-140-02-00) within the above subject proposed project as submitted by Baldwin & Sons, LLC and Moller Otay Lakes Development, LLC.

Upon reviewing the plans submitted by Baldwin & Sons there is NO ingress or egress available to our parcel. As this omission virtually land-locks our property. We must object to the project and would therefore request the Planning Commission to address this very serious oversight.

I would also request any guidance which you may or can give me, in order to make each member of the Planning Commission aware of this oversight prior to the April 17, 2020 hearing.

Very Respectfully,

George S. Parker

619-921-3500



Virus-free. www.avast.com

Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 5:31 PM
To: Eric Johnston; Stephen Haase (stephenmichaelhaase@gmail.com); TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: New eComment for Planning Commission Hearing

FYI

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory. Mattson@sdcounty.ca.gov

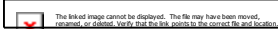
From: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 5:21 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: FW: New eComment for Planning Commission Hearing

Darin Neufeld, AICP | Chief | Project Planning
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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, April 15, 2020 3:20 PM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; Edwards, Michael (LUEG) <Michael.Edwards@sdcounty.ca.gov>; Pallinger, David <David.Pallinger@sdcounty.ca.gov>; Calvo, Yolanda <Yolanda.Calvo@sdcounty.ca.gov>; Seiler, Michael <Michael.Seiler@sdcounty.ca.gov>; Beck, Michael <Michael.Beck@sdcounty.ca.gov>; Woods, Bryan <Bryan.Woods@sdcounty.ca.gov>; Barnhart, Douglas <Douglas.Barnhart@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>; Talleh, Rami <Rami.Talleh@sdcounty.ca.gov>
Subject: New eComment for Planning Commission Hearing



New eComment for Planning Commission Hearing

JoseTrinidad Castaneda submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Dear Commissioners, please reject the Otay Ranch Resort Village 13 sprawl development project. It's unabashedly harmful to the environment and threatened habitats, will increase traffic and air pollution, and worsen the climate crisis and greenhouse gas emissions.

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Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Thursday, April 16, 2020 3:34 PM
To: Eric Johnston; Stephen Michael Haase; TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: Otay Ranch Village 13

FYI

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory.Mattson@sdcounty.ca.gov

From: Kimberly Gosling <Kimberly.Gosling@doj.ca.gov>
Sent: Thursday, April 16, 2020 3:24 PM
To: Wardlaw, Mark <Mark.Wardlaw@sdcounty.ca.gov>
Cc: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Sjoblom, Randall <Randall.Sjoblom@sdcounty.ca.gov>; Witt, William <William.Witt@sdcounty.ca.gov>
Subject: Re: Otay Ranch Village 13

Dear Mr. Wardlaw:

We have received the County's responses to our comment letter on the Otay Ranch Village 13 DEIR. We wanted to let you know that we are still reviewing the responses and may have some concerns, but we are not prepared to make substantive comments by tomorrow's Planning Commission meeting. However, we would potentially be able to do so by the time of the Board of Supervisors meeting.

Best regards,

Kim Gosling

From: Wardlaw, Mark <Mark.Wardlaw@sdcounty.ca.gov>
Sent: Saturday, December 28, 2019 4:12 PM
To: Kimberly Gosling

Cc: Mattson, Gregory (Contractor); Slovick, Mark; Flannery, Kathleen; Sjoblom, Randall; Witt, William
Subject: Re: Otay Ranch Village 13

Ms. Gosling,

Thank you for your correspondence.

Regards,
Mark Wardlaw, Director
Planning & Development Services

Sent from my iPhone

> On Dec 27, 2019, at 1:52 PM, Kimberly Gosling <Kimberly.Gosling@doj.ca.gov> wrote:

>

> Dear Mr. Wardlaw:

>

> Please see the attached letter regarding Otay Ranch Village 13.

>

> Best regards,

> Kim Gosling

>

> Kimberly Gosling

> Deputy Attorney General

> California Department of Justice

> 600 West Broadway, Suite 1800

> San Diego, CA 92101

> T: 619.738.9519

> E: Kimberly.Gosling@doj.ca.gov<<mailto:Kimberly.Gosling@doj.ca.gov>>

>

>

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> <12.27.19 Comment Letter Re Otay Ranch Village 13.pdf>

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Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 8:44 PM
To: Eric Johnston; Stephen Haase (stephenmichaelhaase@gmail.com); TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: New eComment for Planning Commission Hearing

FYI

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory. Mattson@sdcounty.ca.gov

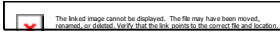
From: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 5:50 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: FW: New eComment for Planning Commission Hearing

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COUNTY OF SAN DIEGO | Planning & Development Services
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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, April 15, 2020 5:48 PM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; Edwards, Michael (LUEG) <Michael.Edwards@sdcounty.ca.gov>; Pallinger, David <David.Pallinger@sdcounty.ca.gov>; Calvo, Yolanda <Yolanda.Calvo@sdcounty.ca.gov>; Seiler, Michael <Michael.Seiler@sdcounty.ca.gov>; Beck, Michael <Michael.Beck@sdcounty.ca.gov>; Woods, Bryan <Bryan.Woods@sdcounty.ca.gov>; Barnhart, Douglas <Douglas.Barnhart@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>; Talleh, Rami <Rami.Talleh@sdcounty.ca.gov>
Subject: New eComment for Planning Commission Hearing



New eComment for Planning Commission Hearing

Laura Hunter submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Dear Planning Commissioners, Once again an ill-advised, sprawl, VMT inducing, and climate crisis exacerbating development is before you. It is inconceivable that such a project is being considered in the County. Please DENY Village 13 for the sake of the environment, the region, and the future.

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Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 8:47 PM
To: Eric Johnston; Stephen Haase (stephenmichaelhaase@gmail.com); TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: New eComment for Planning Commission Hearing

FYI

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory. Mattson@sdcounty.ca.gov

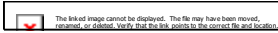
From: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 6:06 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: FW: New eComment for Planning Commission Hearing

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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, April 15, 2020 6:04 PM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; Edwards, Michael (LUEG) <Michael.Edwards@sdcounty.ca.gov>; Pallinger, David <David.Pallinger@sdcounty.ca.gov>; Calvo, Yolanda <Yolanda.Calvo@sdcounty.ca.gov>; Seiler, Michael <Michael.Seiler@sdcounty.ca.gov>; Beck, Michael <Michael.Beck@sdcounty.ca.gov>; Woods, Bryan <Bryan.Woods@sdcounty.ca.gov>; Barnhart, Douglas <Douglas.Barnhart@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>; Talleh, Rami <Rami.Talleh@sdcounty.ca.gov>
Subject: New eComment for Planning Commission Hearing



New eComment for Planning Commission Hearing

Maleeka Marsden submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: To approve sprawl projects is to reject the dire warnings of science and to commit our region to the devastating impacts of the climate crisis, poor air quality, and increased fire risk. To say that we must approve sprawl projects to meet our housing needs is a false narrative; we know it's possible to meet both housing needs and climate goals by building within the General Plan. Please vote to secure a safe, healthy and livable future for San Diego families by voting no on the Otay 13 project.

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April 16, 2020

Via E-Mail

San Diego County Planning Commission
5510 Overland Avenue, Suite 310
San Diego, CA 92123
ann.jimenez@sdcounty.ca.gov

Re: Otay Ranch Resort Village 13 and Draft Final Environmental Impact Report

Dear Commissioners:

This firm represents the Endangered Habitats League (“EHL”) in connection with the Otay Ranch Resort Village 13 (“Project”) and its associated Environmental Impact Report (“EIR”). Our client is deeply concerned about the far-ranging environmental impacts that would result from the proposed Project.

Given the unprecedented public health crisis currently affecting humanity, EHL respectfully urges the County to postpone consideration of the proposed Project. Tragically, the coronavirus is infecting and killing countless Americans. Those who are healthy are required to shelter-in-place and are caring for and/or otherwise homeschooling their children. The County should not be pushing forward with a major land use decision that demands significant public review and input while the public is facing a life-threatening pandemic. Given that the proposed Project has been in the planning stages for at least the last six years, there is simply no reason to rush this Project through its final stages of approval during this extreme public health emergency.

I. INTRODUCTION

After carefully reviewing the Draft Final EIR (“FEIR”), we have concluded that it fails to comply with the requirements of the California Environmental Quality Act (“CEQA”), Public Resources Code section 21000 *et seq.* The FEIR follows a similarly inadequate Recirculated Draft Environmental Impact Report (“DEIR”). Our letter of May

28, 2019 on the DEIR is by this reference incorporated herein in its entirety, including all attachments. In that letter we described many substantive flaws in the DEIR's analysis.

The FEIR neither adequately responds to comments previously raised nor cures the legal inadequacies identified by those comments. Rather than revise the EIR to comprehensively analyze, for example, the Project's impacts on biological resources, climate change, wildfire and emergency response, water supply, energy and air quality, the FEIR merely seeks to defend the erroneous assertions and conclusions of the prior document. Where the EIR does add analysis or make changes to the Project, it fails to acknowledge the significance of the changes or recirculate the document.

In addition to the EIR's CEQA violations, as we explained in our prior letter, the Project demonstrates a disturbing disregard for the San Diego County General Plan. The General Plan requires all large-scale residential projects requiring a general plan amendment to provide an affordable housing component, which continues to be absent from the Project. Thus, because the Project conflicts with fundamental planning provisions so as to result in significant environmental impacts, and because the County has failed to adequately identify these conflicts in the EIR, approval of the Project would violate not just CEQA, but also the California Planning and Zoning Law, Government Code § 65000 et seq., and the Subdivision Map Act, Government Code §§ 66473.5, 66474 et seq.

At a more fundamental level, the proposed Project represents a reckless disregard for the environment. In addition to EHL, numerous agencies, residents, and organizations such as the California Attorney General, Center for Biological Diversity, California Chaparral Institute, Preserve Wild Santee, San Diego Audubon Society, and the California Native Plant Society have weighed in on the merits of the Project explaining that its benefits would be outweighed by the environmental impacts. EHL urges the County to reject this ill-conceived Project.

The remainder of this letter explains how the FEIR perpetuates the failings of the DEIR and new deficiencies in the EIR have emerged. We will not here reiterate our comments in full. Instead, we detail below some of the FEIR's more egregious shortcomings. In addition, EHL reserves the right to provide additional comments to the Board of Supervisors.

II. THE FEIR FAILS TO COMPLY WITH CEQA.

A. The EIR's Analysis of and Mitigation for the Impacts of the Proposed Project Remain Inadequate.

1. The FEIR Does Not Remedy the DEIR's Failure to Adequately Analyze and Mitigate the Project's Impacts on Biological Resources.

The FEIR does not cure the deficiencies identified in our comments on the DEIR. As explained in more detail below, the FEIR fails to explain the EIR's lack of adequate analysis of the Project's impacts on biological resources and fails to adequately mitigate the Project's impacts by relying on improperly deferred or illusory mitigation.

First, the FEIR continues to fail to identify the environmental impact of destroying the K6 vernal pools, which would be destroyed by construction of the Project. Comment RO-6-7. Instead, the FEIR's response evades the issue, claiming that because the K6 mesa has "no hard boundary," impacts cannot be identified. FEIR Response RO-6-7. This argument is nonsensical. Virtually no habitat on the planet contains a "hard boundary," and the lack thereof does not prevent identification of impacts to a general habitat area. The EIR must discuss the impact of destroying the K6 pools, including the impact on species that inhabit or otherwise use the pools and their surroundings.

We also pointed out in our initial comments that the DEIR failed to explain exactly *how* sensitive species included on a list would be impacted by the Project, instead stating vaguely that there would be impacts. Comment RO-6-7. The FEIR responds by describing the impact as "the species will no longer be present within the development footprint," having either been killed or driven out by habitat destruction. FEIR Response RO-6-7. But this response does not fix the deficiency. The EIR must explain the impact of the development on the species' population. If habitat is destroyed and the species can no longer use that habitat, the EIR must describe how that loss will affect the species' collective health and survival. Simply stating, vaguely, that the species will be no longer be present in the specific area is not enough.

Next, the FEIR attempts to avoid discussion of the importance of designated critical habitat for the Quino Checkerspot Butterfly ("QCB"). The FEIR responds that it is up to USFWS to determine whether critical habitat is destroyed or adversely modified. FEIR Response RO-6-9. This response misses the point. There is no dispute that the project will destroy QCB critical habitat. Our comment sought an analysis of how critical habitat is important to a species, and how critical habitat around Otay Lake in particular

is necessary to survival of the QCB, so that the public can understand the full magnitude of the project's impacts. As noted in biologist Robb Hamilton's letter attached to our comments on the DEIR, USFWS has made clear that critical habitat designation is intended, in part, to guide the conservation decisions of local governments. Discussion of the conservation purpose of designating critical habitat is thus relevant to the CEQA impact analysis, and this issue has still not been addressed in the EIR.

Indeed, the impact analysis should have—but did not—take into account the known importance of the Project site to the continued existence of the QCB. The EIR's failure to provide this relevant context undermines the credibility of its conclusion that impacting 483 acres of occupied QCB critical habitat would not represent a significant adverse effect upon the QCB.

The FEIR next evades addressing the EIR's lack of consistency with the 1993 Otay Ranch GDP/SRP Program Environmental Impact Report ("PEIR"). *See* Comment RO-6-11. Specifically, the PEIR requires that 100 percent of occupied QCB habitat be preserved. The Project, however, proposes to destroy 389 acres of occupied habitat identified by the DEIR. The FEIR points to the fact that the PEIR also allows preservation of habitat to HCP or MSCP standards to excuse this discrepancy, but neither an HCP or MSCP for the QCB currently exists. These potential future standards cannot excuse the EIR's present inconsistency. The PEIR's 100 percent preservation standard is currently the controlling mitigation standard, and it must be adhered to or shown to be infeasible. *See* Comment RO-6-12. That the mitigation measure also requires the applicant to receive a take authorization is irrelevant. As the FEIR itself made clear, federal law stands separate from CEQA's requirements, and compliance with the federal Endangered Species Act does not excuse noncompliance with CEQA. *See* Response RO-6-9.

As for the point that "[t]he County had [sic] interpreted the preservation criteria to refer to the populations at the time of the approval of the Otay Ranch GDP/SRP (1993)" (Response RO-6-11), the EIR provides no justification for this conclusion—nor can one be found in the PEIR. In fact, the 1993 Final CEQA Findings further clarified that future projects should be "designed to avoid impacts to occupied habitat" and "[p]reserve in natural open space all occupied habitat." Further, the reliance on the Quino Checkerspot Management/Enhancement Plan is not supported by substantial evidence, and the Project's major impacts to the QCB are likely to be perilous to the species as a whole.

The FEIR also fails to fix critical deficiencies regarding deferred mitigation for the QCB, vernal pools, and the burrowing owl. Specifically, the FEIR continues to point to proposed draft plans as evidence that it has established sufficient performance standards

to allow deferral of mitigation. *See* Responses RO-6-13, RO-6-16, RO-6-17, RO-6-27, RO-6-33. But there is no guarantee that those *draft* plans will be approved as currently proposed. The applicant need not submit a plan for approval until sometime before the first grading permit is issued, and at that point, the applicant could propose something entirely different for approval—long after this CEQA process is concluded. The sample plans attached to the EIR thus are not enforceable components of the Project’s mitigation. Any performance standards in those drafts are subject to change and lack final approval, and thus do not satisfy CEQA’s requirements for deferred mitigation. *See Communities for a Better Environment v. City of Richmond* (2010) 184 Cal.App.4th 70, 94-95; Guidelines § 15126.4(a)(1)(B). And in the case of the burrowing owl, a draft plan does not even exist yet. Response RO-6-33. The FEIR claims that “[p]erformance standards will be included [in the mitigation plan] if necessary”—but CEQA requires that they be established now, as part of the Project’s enforceable mitigation.

The FEIR’s revision to Mitigation Measure M-BI-9b also fails to fix the problem. While some performance standards for that deferred mitigation are enumerated, that measure states that those standards “may” be included in the deferred mitigation plan—not that the listed performance standards *must* be achieved. Response RO-6-13. The lack of enforceable performance standards renders the deferred mitigation inadequate.

The EIR also cannot rely on the outcomes of Section 7 or 10 consultation processes to serve as mitigation. *See* Responses RO-6-15, RO-6-29, RO-6-30. For example, Mitigation Measure M-BI-9a requires compliance with a Biological Opinion or HCP resulting from consultation regarding the QCB and conservation of a “biological open space easement [in] the amount of suitable or occupied [QCB] habitat.” But the BiOp or HCP could require no amount of habitat be included in the easement and instead enumerate other measures. Without knowing the requirements of the BiOp or HCP, or without at least identifying enforceable performance standards, there is no way for decisionmakers or the public to know if the proposed mitigation would, indeed, reduce impacts of the Project.

The FEIR also lacks justification for the EIR’s failure to conduct surveys for the Western Spadefoot toad or to adequately protect its aestivating habitat. *See* Comments RO-6-19, RO-6-20. In particular, it is inexplicable that focused surveys could be conducted for Village 14 and Planning Areas 16/19—both nearby—but were not conducted for this Project. This is especially concerning in light of the fact the EIR presumes that Spadefoot occupancy is limited to 0.26 acres of the Project’s 1,869 acres.

Regarding the Western Spadefoot’s habitat, as explained in the Hamilton Letter attached to our comments on the DEIR, the minimum area to support a viable population

of the Western Spadefoot is quite large, with the smallest patch documented at 217 hectares (536 acres).¹ Based on the study referenced in the Hamilton letter, the 12.5 acres conserved in the K8 area is clearly insufficient to support the Western Spadefoot, and the EIR provides no evidence to support its conclusion that 12.5 acres would support the local population.

We also commented that the EIR failed to comply with CEQA because it does not explain why the Project could not be redesigned to avoid destruction of the K6 vernal pools, one pool of which (at least) is occupied by San Diego fairy shrimp. Instead of redesigning the Project to avoid the pools—or explain why this is infeasible—the FEIR’s response simply explains that the K6 pools were intended to be in the development footprint and then tries to downplay their importance. The EIR’s response is nonresponsive to the issue raised.

Finally, we commented that Mitigation Measure M-BI-7, Option 2, was inadequate mitigation because it provided no information on the effectiveness of vernal pool mitigation banks. The FEIR’s response still does not contain any information to this point, instead stating that “the acceptability of the mitigation bank, if one exists, ... will be fully vetted or approved during the permitting process.” Response RO-6-28. But Measure M-BI-7, Option 2, provides no discussion of what an acceptable mitigation bank would look like. Without some sort of performance standard, this mitigation is illusory.

2. The FEIR Does Not Remedy the DEIR’s Failure to Adequately Analyze and Mitigate the Project’s Climate Change Impacts.

The FEIR fails to address the deficiencies cited in our prior letter on the DEIR’s analysis of climate change and greenhouse gas (“GHG”) impacts. Accordingly, the comments that follow for the most part do not reiterate deficiencies already identified, but rather address further deficiencies in the FEIR and responses to comments.

Under the FEIR’s thresholds of significance, any net increase in GHG emissions above existing conditions would constitute a significant impact. FEIR at 10.2-29. The County’s conclusion that the FEIR’s proposed mitigation measures will in fact achieve this quantitative goal must be both legally sound and supported by specific, quantitative evidence. See *Center for Biological Diversity v. California Dept. of Fish and Wildlife* (2015) 62 Cal.4th 204, 227-28. As discussed below, the FEIR’s conclusions and the

¹ See Rochester, C. J., K. L. Baumberger, and R. N. Fisher. 2017. Draft Final Western Spadefoot (*Spea hammondi*): Independent Scientific Advisor Report for the City of Santee Multiple Species Conservation Plan (MSCP) Subarea Plan, at pp. 5-6.

proposed findings in the Staff Report are both contrary to law and lack evidentiary support.

a. Mitigation Measures M-GCC-7 and M-GCC-8 Fail to Ensure Compliance with CEQA's Standards for Mitigation.

Mitigation measures M-GCC-7 and M-GCC-8 fail to satisfy CEQA's requirements for specific, effective, enforceable mitigation. *See* CEQA Guidelines § 15126.4. In particular, these measures lack enforceable provisions necessary to ensure that carbon credits actually will achieve “net zero” emissions.

State law establishes specific standards for GHG offsets used in California's Cap-and-Trade program: emissions reductions from projects producing offset credits must be real, permanent, quantifiable, verifiable, and enforceable, as well as “additional” to any reductions required by law or that would have occurred anyway for any other reason. *See* Health & Safety Code § 38562(d)(1) and (2). The FEIR and responses to comments indicate that the County now agrees that all of these standards—particularly the additionality standards in section 38562(d)(2)—apply equally to offsets used as CEQA mitigation. *See* FEIR at 2.10-33, 2.10-35; Response RO-6-46.

Measures M-GCC-7 and M-GCC-8 provide no enforceable mechanism for the County to ensure that these standards are met. Under these measures, the County does not review whether any credit purchase or registry protocol actually complies with the Health and Safety Code. Rather, the County's role is limited to verifying (a) the identity of the registry that sold the credits and (b) the quantity of credits purchased. All decisions as to the rigor of offset protocols, and the quality and enforceability of offset project implementation, are left to the registries.

Measures M-GCC-7 and M-GCC-8 fail to satisfy CEQA's requirements for several reasons. First, numerous studies have shown that a wide range of offset projects—including but not limited to Clean Development Mechanism (“CDM”) projects listed by Verra/Verified Carbon Standard and American Carbon Standard—do not produce “additional” GHG reductions. The FEIR states that CDM-related offsets will not be accepted. (Global Response R1 at PDF 5, fn. 9.) But because measures M-GCC-7 and M-GCC-8 appear to require the County to accept *all* Verra and American Carbon Standard offsets, the measures provide no way for the County to enforce a limitation on CDM projects listed by those registries. Second, measures M-GCC-7 and M-GCC-8 apparently require the County to accept offsets from presently unknown registries that might someday be approved to handle Cap-and-Trade transactions, even though

California Air Resources Board (“CARB”) approval of a registry to *transact* in Cap-and-Trade credits is separate from, and does not confer, approval of the *protocols* used by that registry. Compare 17 Cal. Code Regs. §§ 95970-95972 (CARB compliance protocol approval process) with *id.*, § 95986 (CARB registry transaction approval requirements). Third, there is no evidence the County has reviewed *every* protocol or methodology used by the specified registries and has determined that *each* protocol or methodology complies with the Health and Safety Code standards the County now agrees should apply. Absent evidence that such a review has taken place (which, in the case of unknown future registries, would be impossible in any event), and absent evidence of the County’s expertise to conduct such a review in the first place, the County cannot rely on the registries’ review and approval of their own protocols. Nor is there any evidence that the specified registries even review their own voluntary protocols for specific compliance with Health and Safety Code standards, as CARB does for Cap-and-Trade compliance protocols. Fourth, measure M-GCC-8 allows the developer to purchase offsets prior to each phase of construction as an alternative to mitigating all of the Project’s emissions up front. FEIR at 2.10-35. However, the FEIR offers no evidence that either the specified registries or future unnamed registries will continue to exist, and will have sufficient credits available for mitigation, over the entire construction phasing period. Measures M-GCC-7 and M-GCC-8 are unenforceable, impermissibly delegate verification and enforcement to private third parties, lack specific performance standards essential to ensure the effectiveness of mitigation, and improperly defer development of mitigation.

b. The Project May Not Rely on Offset Credits Derived from “Forecasted” Emissions Reductions.

M-GCC-7 and M-GCC-8 also impermissibly defer the implementation of mitigation. These measures would allow the Project to rely on carbon credits based on “forecasted” future emissions reduction or sequestration. FEIR at 2.10-33, 2.10-35; Staff Report at 1-331, 1-333. Reliance on “forecasted” reductions that have not yet occurred would allow the adverse impacts of GHG emissions to persist for years before being mitigated. CEQA does not permit an agency to defer implementation of mitigation measures until after significant impacts occur. *King and Gardiner Farms, LLC v. County of Kern* (2020) 45 Cal.App.5th 814, ___, 259 Cal.Rptr.3d 109, 146-47, as modified on denial of reh'g (Mar. 20, 2020). Rather, “[o]nce the project reaches the point where activity will have a significant adverse effect on the environment, the mitigation measures must be in place.” *POET, LLC v. State Air Resources Bd.* (2013) 218 Cal.App.4th 681, 738. The EIR should remove all references suggesting the Project may rely for mitigation on “forecasted” emissions reductions under Climate Action Reserve’s “Climate Forward” or any other similar program.

c. The Project's Mitigation Obligations Are Limited to a 30-Year Time Frame and Cannot Support a "Net Zero" Conclusion.

Our prior letter pointed out that the EIR provides mitigation for only the first 30 years of the Project's operational emissions, despite the lack of any substantial evidence that the Project is designed to operate or will operate for only 30 years. Comment RO-6-44. Because the FEIR's significance determination rests entirely on a quantitative "net zero" calculation, the only relevant question is whether there is substantial evidence that this Project's emissions will last for only 30 years. There is no such evidence here. Indeed, the County concedes the Project "could continue to exist for more than 30 years." Response RO-6-44; *see also* Global Response R1 at PDF 8-12.

The FEIR's explanations, although lengthy, fail to justify the County's approach. For example, the County emphasizes that other agencies and consultants have used a 30-year project life in calculating mitigation obligations, but whether other agencies and EIRs have used a similarly unsupported time frame for other projects is beside the point. The FEIR also grossly misinterprets a South Coast Air Quality Management District ("SCAQMD") guidance document recommending that *construction* emissions be amortized over a 30-year period for *industrial* projects. SCAQMD did not determine that residential or commercial projects have a similar 30-year life; accordingly, SCAQMD's threshold does not provide substantial evidence that limiting construction emissions to 30 years is appropriate for such projects. Nor did SCAQMD's threshold recommend that the same 30-year period be used for *operational* emissions, which the FEIR concedes will exceed 30 years here. SCAQMD's guidance document lends no support to the FEIR's 30-year limitation on mitigation.

Finally, because the Project is part of the built environment, its effects will be long-lasting. Natural gas infrastructure for heating, cooking, and fireplaces will be built into the development and will continue to emit GHGs without regard to any future regulatory or technological developments. Nor does it require undue speculation to conclude that at least some of the Project's emissions will continue for more than 30 years. A present inability to predict exactly what regulations or technologies might exist in 2050 cannot justify an arbitrary limitation on mitigation obligations for projects that will be built well before then. Unless the Project is conditioned to shut down entirely after 30 years—or unless the developer's mitigation obligations continue for the entire life of the Project—the County cannot support its proposed finding that the FEIR's mitigation measures will ensure "net zero" emissions, and cannot support a determination that climate change impacts will be less than significant.

d. The FEIR Fails to Analyze Additional Feasible On-Site Mitigation.

The FEIR fails to ensure that maximum GHG reductions are achieved from on-site measures before offsets can be purchased. Global Response R1 at PDF 13-14. The Global Response cites CARB's 2017 Climate Change Scoping Plan Update (*id.* at 14), but gets CARB's conclusion exactly backwards. CARB did not recommend a "portfolio-based approach," as the Global Response claims, but rather clearly stated that reliance on offset credits would be appropriate only where further on-site reductions and direct local investments "are infeasible or not proven to be effective." *Ibid.* The Global Response makes no effort to show that further on-site measures are infeasible or ineffective.

The FEIR therefore must consider additional on-site measures to reduce GHG emissions. For example, in addition to measures suggested in prior comments, the County could require a mitigation measure prohibiting natural gas usage in the Project's homes and buildings. Requiring electrification of new residential buildings is both feasible and cost-effective, as shown by both recent California Energy Commission studies and numerous local ordinances either adopted or under consideration by other California jurisdictions. The County could also require that the developer pay for the acquisition of conservation easements over local rural lands within the County where development is planned or foreseeable, in order to permanently retire GHG-generating development rights in an amount equivalent to the GHGs generated by the project. The FEIR fails to consider these and numerous other feasible mitigation measures.

e. The FEIR Misinterprets California's Cap-and-Trade Program.

The FEIR claims compliance with California's 2020 GHG reduction goals is "assured" by the Cap-and-Trade program, which the FEIR claims covers "nearly all of the sources associated with land use development projects," including sources not subject to Cap-and-Trade compliance obligations. *See* FEIR at 2.10-17 & n.36, 2.10-40 (Table 2.10-2). This represents a fundamentally erroneous interpretation of the Cap-and-Trade program. As CARB repeatedly emphasized in its 2017 Climate Change Scoping Plan Update, the Cap-and-Trade program does not cover all sectors of the state's economy and was not designed to achieve state targets on its own. Rather, local government action—including land use decisions that reduce vehicle miles traveled and associated GHG emissions—will be critical to meeting state targets.

The FEIR does not appear to rely on this misinterpretation of the Cap-and-Trade program in determining the significance of the Project's climate impacts. To eliminate

any confusion, however, this erroneous discussion should be deleted from the FEIR and all other Project-related documents.

f. Measures M-GCC-7 and M-GCC-8 Conflict with the County's General Plan.

As we previously pointed out, the Project's reliance on national and international offsets conflicts with the plain text of the General Plan. Comment RO-6-45. Global Response R1 and Appendix E-1 argue that the General Plan does not actually mean what it says. See Global Response R1 at PDF 12-13, 15-19. However, an interpretation that conflicts with the plain language of a General Plan is unreasonable and not entitled to deference. See *California Native Plant Society v. City of Rancho Cordova* (2009) 172 Cal.App.4th 603, 642. The County's proposed findings (Staff Report at 1-74 to 1-75) regarding consistency with Policy COS-20 are therefore legally erroneous and unsupportable.

3. The FEIR Does Not Remedy the DEIR's Failure to Adequately Analyze and Mitigate Impacts Relating to Wildfire-Related Impacts.

a. Exposure to Wildland Fire

The FEIR, like the DEIR, fails to provide the required evidentiary support for its conclusion that the proposed Project would not expose people or structures to a significant risk of loss, injury, or death from wildland fires. The FEIR continues to assert, absent adequate support, that code compliance and Project "fire hardening" features (sprinklers, an onsite fire station, landscaping, fuel modification zones, and public education) would protect adjacent communities from Project-ignited fires. Response RO-6-68. Yet, as we explained in prior letter—with abundant evidentiary support—neither code compliance nor fire hardening feature are sufficient to protect people from a significant risk of injury or death from wildland fires. Nothing in the FEIR, including the newly prepared Fire Protection Plan Supplemental Analysis Otay Ranch Resort Village 13 – Alternative H (March 19, 2020), corrects the DEIR's deficiencies.

As part of the evidentiary support for our comments on the DEIR, we provided two reports prepared by Christopher Lautenberger, PhD, PE, a fire protection engineer, with REAX Engineering ("REAX Engineering Reports"). While the REAX Engineering Reports were prepared in connect with the Village 14 Project, we explained that the Reports were directly relevant to the analysis in the V13 EIR because both projects are in similar locations in the County (Village 13 is located just to south of Village 14); both

projects are within Very High Fire hazard Severity Zones; and the precise flaws found in the Village 14 EIR were repeated in the Village 13 EIR. The EIRs for both projects focused on code compliance and fire hardening features to protect people and structures from wildland fire. And both EIRs focused exclusively on protecting people and structures within the projects' sites rather than analyzing how the projects would pose a threat to adjacent communities. Rather than address the legitimate issues raised in the REAX Engineering Reports as they pertain to the Village 13 Project, the FEIR refuses to provide any responses to the legitimate issues raised in the Reports simply because the Reports "were prepared for a different project." Response RO-6-70. The FEIR's non-responsiveness does not withstand scrutiny. CEQA requires that a lead agency respond to comments raising significant environmental issues received during the comment period and that the agency make a good faith, reasoned analysis in response. CEQA Guidelines section 15088(a) (c). Here, our comments explicitly cited, attached as exhibits, and incorporated by reference, the REAX Engineering Reports dated April 12, 2018 and May 6, 2019. We explained precisely how the Reports were applicable to the proposed Project and to the deficiencies in the DEIR for the proposed Project. The County's failure to provide any responses to the issues raised in the REAX Engineering Reports, let alone good faith, reasoned analysis, constitutes a fatal flaw.

The FEIR suggests that its approach to wildland-fire impact analysis is sufficient because impacts were analyzed according to the San Diego County Guidelines for Determining Significance –Wildland Fire and Fire Protection ("Guidelines"). Response RO-6-71. The County asserts that the Guidelines constitute a comprehensive approach to fire protection planning in fire hazard severity zones and in wildland urban interface areas. Response RO-4-66. However, as we and REAX Engineering explained in our prior submission and as discussed below, the Guidelines do not provide a sound methodological approach to evaluating the Project's impacts. Consequently, mere compliance with the Guidelines is not sufficient to ensure that property and public safety would be protected in the types of wildfires that are now increasingly common in the West.

The County's Guidelines were prepared in 2010. There has been a tremendous amount of scientific study since 2010 documenting that code compliance and fire hardening project features alone are insufficient to protect public safety and structures. Much of this new information exists as a result of the devastating fires in 2017 and 2018. The fact that the Guidelines continue to emphasize ignition resistive building construction, defensible space and ornamental landscaping, vegetation management, and sheltering in place (Guidelines at 18-22) are a clear indication that they are obsolete. Moreover, the Guidelines focus on protecting people and structures within the Project site

and ignore risks to downwind communities from flame spread and ember spotting. Agencies may not rely exclusively on a methodology if other substantial evidence in the record demonstrates that the Project may actually cause significant impacts. *Communities for a Better Env't v. California Resources Agency* (2002) 103 Cal.App.4th 98, 112-13 (thresholds of significance cannot be used as binding standards that foreclose the use of other evidence to demonstrate that a project may have significant effects); *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1109 (“in preparing an EIR, the agency must consider and resolve every fair argument that can be made about the possible significant environmental effects of a project, irrespective of whether an established threshold of significance has been met”).

In addition, as the REAX Engineering Reports explained, the DEIR understated the Project’s impacts because it relied on outdated, flawed and otherwise inaccurate analytical data and assumptions relating to, for example: fire behavior and expected fire frequency; fire threat maps; wind data; the relationship between steep slopes and fire spread rate and firefighting response; fire suppression data; fuel modification zones and their relationship to fire propagation by firebrand spotting; and the relationship between development density and structure loss and loss of life.

Our letter, together with the REAX Engineering Reports, provided substantial evidence that the County relied on flawed methodology and inaccurate assumptions in evaluating the Project’s impacts. Because it relied on the outdated County’s Guidelines rather than accurate scientific information, the DEIR did not adequately address the Project’s potential to expose people or structures to a significant risk of loss, injury or death from fires ignited inside the Project area. The FEIR does nothing to correct these deficiencies. Consequently, the EIR lacks the evidentiary basis to support its conclusion that wildland fire-related impacts would be less than significant.

b. Emergency Evacuation

CEQA requires an EIR to discuss any “health and safety problems caused by physical changes” in the environment that arise out of a project. Guidelines § 15126.2(a). Where those physical changes contribute to or exacerbate wildfire and evacuation risks, the EIR must adequately inform the public and decisionmakers about the risks of attempting to evacuate the Project area. Here, neither the DEIR nor the FEIR adequately disclose the risk to the public from evacuating the Project area.

The DEIR failed to provide *any* analysis of the Project’s evacuation risks. Recognizing this glaring omission, the FEIR includes a new “Conceptual Wildland Fire Evacuation Program” (March 2020). FEIR Appendix D-21A. Yet, this Evacuation

Program is indeed conceptual and does not disclose whether it is even feasible to evacuate the Project residents, and surrounding community, in a timely manner. Consequently, the FEIR, like the DEIR lacks support for its conclusion that such impacts would be less than significant.

The FEIR's Evacuation Program now asserts a total evacuation time (2 to 2.5 hours) that the Project's residents could be evacuated west to Chula Vista. Response to Comment RO-6-73. The FEIR does not, however, provide any description of the methodology or assumptions use to derive this evacuation time so it is not possible for the public to verify the accuracy of this estimate. Nor does the Evacuation Program explain the implications of this 2 to 2.5-hour evacuation time frame, i.e., would this evacuation time frame create a safety risk or not?

The Evacuation Program also fails to provide the following critical information: (1) an estimate of total traffic on Otay Lakes Road (the sole evacuation route) during an evacuation assuming Project traffic and traffic from adjacent communities; (2) an estimate of the traffic-carrying capacity of Otay Lakes Road; (3) any acknowledgement that certain segments of Otay Ranch Road would operate at LOS F (gridlock conditions) as a result of the Project; (4) the implications of escaping on a roadway that is operating at gridlock conditions (i.e., how much additional time beyond 2 to 2.5 hours would residents need to evacuate the area once they reach gridlock conditions on Otay Lakes Road?); (5) an analysis of an evacuation in which motorists must escape to the east (i.e., if a wildfire approaches from the west or Otay Lakes Road is blocked west of the Project area if, for example, a fire starts west of the Project site; and (6) an assessment of the impacts to emergency personnel trying to respond to the wildfire in light of the evacuation.

The DEIR also made no attempt to take into account the fact that evacuation would not necessarily proceed in an orderly fashion. When we requested that the EIR should have taken into consideration factors that would likely occur during a wildfire evacuation, such as smoke, visible flames, and/or visibility issues and the emotional state of evacuees, the FEIR asserts "the emotional state of evacuees is not a CEQA issue and therefore no further response is required." RO-6-80. This assertion completely misses the point. The comment is plainly not suggesting that the emotional state of evacuees is itself an environmental impact, but rather that such state must be accounted for in any analysis of evacuation times, which relates directly to the fire-related impacts of the Project. Recent events have conclusively shown that wildland fire evacuation rarely goes textbook smoothly. The EIR cannot simply assume that fleeing residents would wait patiently to leave the scene of a wildfire or that their mental state would have no effect on evacuation efforts.

In sum, the aforementioned information is precisely what must be taken into account in order to determine whether an evacuation can be successfully accomplished. Determining whether an evacuation can be successfully accomplished is the first step in evaluating whether the Project would pose a threat to public safety. Guidelines § 15126.2(a). Like the DEIR, the FEIR fails to do so.

4. The FEIR Does Not Remedy the DEIR's Failure to Adequately Analyze the Project's Impacts on the Water Supply.

In our prior comments, we pointed out numerous failures in the analysis and mitigation of Project impacts related to water supply. As explained below, many issues remain unresolved by evasive, conclusory, and incomplete responses to comments in the FEIR. This failure renders the analysis and proposed mitigation insufficient to support responsible, legal, decision-making under CEQA.

a. The FEIR Fails to Adequately Describe The Existing Setting.

The OWD Water Supply Assessment and Verification Report ("WSA&V Report") is intended to form the basis of the EIR's water supply analysis. Under the California Water Code, lead agencies are obliged to "determine whether the projected water demand associated with a proposed project was included as part of the *most recently adopted* urban water management plan adopted pursuant to Part 2.6 (commencing with Section 10610)." California Water Code Section 10910(c)(1); emphasis added.

Moreover, CEQA provides that:

"Where existing conditions change or fluctuate over time, and where necessary to provide the most accurate picture practically possible of the project's impacts, a lead agency may define existing conditions by referencing historic conditions, or conditions expected when the project becomes operational, or both, that are supported with substantial evidence. In addition, a lead agency may also use baselines consisting of both existing conditions and projected future conditions that are supported by reliable projections based on substantial evidence in the record."

CEQA Guidelines 15125(a)(1). Given that the conditions described in the 2010 UWMP are now a decade old, the FEIR should have incorporated analysis using the most current UWMP. *Neighbors for Smart Rail v. Exposition Metro Line Construction Auth.* (2013) 57

Cal.4th 439, 449 (“Neighbors”) (agencies must use a baseline that provides “the most accurate picture practically possible of the project’s likely impacts”).

Here, the FEIR’s WSA&V Report falters at the outset because it continues to rely on an outdated Urban Water Management Plan (“UWMP”). The OWD WSA&V Report relies on the 2010 UWMP rather than the most recently adopted UWMP 2015 plan, adopted in June 2016. The FEIR claims that “the 2015 UWMP for each water agency was released after this document was released for public review.” FEIR at 3-7-20. However, the FEIR also states that “[W]hile this analysis was not updated to include the 2015 UWMPs, the documents were reviewed and do not change the determinations of the analysis.” *Id.* Given that the updated documents were available to the EIR preparers prior to publication, the EIR should have incorporated the new data.

The current OTW UWMP describes a more realistic setting regarding water supply and demand, and the FEIR’s failure to use the updated data in that report renders its analysis of water supply impacts inadequate. For example, relying on data from the outdated UWMP means that the underlying demand forecast understates water demand. The current UWMP also takes into account the extreme drought conditions present between 2014 and 2016, whereas the previous version does not. In addition, the current UWMP incorporates climate change conditions into the plan, which the prior version does not. Thus, the EIR’s use of the outdated UWMP results in an inaccurate description of baseline conditions related to water supply and skews the EIR’s analysis of related impacts.

b. The FEIR Fails to Consider Potential Impacts from Securing a Long-Term Water Supply for the Project.

In response to comments that the EIR fails to account for impacts associated with providing water for the Project, the FEIR asserts that there is adequate water supply for Alternative H according to the OTD WSA&V Report based on the outdated UWMP. Response RO-6-83. Rather than conduct the required analysis, the FEIR asserts that “regional water suppliers are responsible for securing water supplies within their jurisdiction.” Response RO-6-85. The FEIR goes on to state that the “proposed Project itself is not responsible for identifying water supplies for regional water suppliers and is therefore not required to identify potential impacts associated with those supplies.” *Id.* This interpretation of CEQA requirements is fatally flawed. The County is obliged to conduct this analysis and to disclose any significant impacts.

As explained in our previous letter, long-established case law requires an EIR to both establish a likely source of water and also to addresses the reasonably foreseeable

impacts of supplying water to the project. *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 430-31, 434. The FEIR fails on both counts and is therefore inconsistent with CEQA requirements.

Furthermore, in response to comments that it is not enough to present generic information about the water agency's "intent" to provide adequate water supplies, the FEIR asserts that "water supplies will be confirmed prior to occupancy of the proposed Project." FEIR at Response RO-6-87. Such deferral of analysis is expressly prohibited under CEQA and the resulting "bare conclusions" are insufficient; the EIR "must contain facts and analysis" to support and explain such conclusions. *Santiago County Water Dist. v. County of Orange*, 118 Cal.App.3d 818, 831 (1981). An EIR may conclude that impacts are insignificant only if it provides an adequate analysis of the magnitude of the impacts and the degree to which they are mitigated by the project's design or mitigation measures. See *Sundstrom*, 202 Cal.App.3d at 306-07. If an agency fails to investigate a potential impact, its finding of significance cannot stand. *Id.*

Moreover, this FEIR includes no discussion of the potential impacts of climate change on the availability of water supply and on how the Project could affect future water supply reliability. Water suppliers around the state, have recognized the potentially significant impacts of climate change on future water supply reliability. Evaluations of the impacts of a project such as this must likewise address the manner in which those impacts are affected by climate change. *Id.* The FEIR states that a discussion of impacts to water supply as a result of climate change is included in the 2019 Recirculation Package at Section 2.10.1.3. Response RO-6-85. However, this section, includes only a generic discussion of the potential for climate change to impact potable water sources and fails to provide any substantive analysis related to this impact.

As the FEIR points out, neither the 2010 nor the 2015 UWMP includes buildout of the Project site because the site is not currently part of the OTW service area boundary. DEIR at 4.11-26. A revised analysis must recognize that the water demand for this Project would be additive to the UWMP projections and must provide a full evaluation of the Project's impacts on forecasted water supplies in the 2015 UWMP.

5. The FEIR Does Not Remedy the DEIR's Failure to Adequately Analyze the Project's Energy Impacts.

Our prior letter pointed out that, although the Project would result in a massive increase in vehicular travel, the DEIR fails to identify the Project's gasoline and diesel consumption. The FEIR response directs the reader to the Global Climate Change section of the RDEIR for an analysis of impacts related to fuel consumption. Response RO-6-

101. However, the EIR does not appear to include any such analysis. Even assuming that the “mobile emissions” estimates included in the Climate Change section are estimated from Project vehicular traffic, the EIR fails to include any specific calculation of gasoline/diesel consumption or any separate analysis of transportation energy impacts resulting from that consumption. Calculating vehicle trips is not a substitute for the transportation energy analysis CEQA requires. See, *Ukiah Citizens for Safety First v. City of Ukiah* (2016) 248 Cal.App.4th 256, 263-265; *California Clean Energy Committee v. City of Woodland* (2014) 225 Cal.App.4th 173, 206-211.

In addition, because the EIR incorrectly concludes that the Project’s energy consumption would not be wasteful or inefficient, it fails to identify any mitigation for this impact. The EIR should have evaluated measures to reduce fuel consumption due to excessive commuting. The FEIR mentions a “mobility hub” for Alternative H which would purportedly offset some of the impacts related to VMT. Response RO-6-104. However, the features that would be used at this “mobility hub” would do little to reduce VMT. For example, the mobility hub would include ride-hailing services. Yet, there is no indication that ride-hailing services reduce VMT. In fact, they tend to increase vehicular trips. Micro-mobility devices, such as electric scooters and electric bicycles, would also be ineffective in transporting people more than a few miles and would therefore not reduce VMT for residents commuting farther distances for work and services. One obvious measure that would work would be to support the Project site with local transit service. The applicant should coordinate with SANDAG and the San Diego Metropolitan Transit System to evaluate potential service options. In addition, the applicant could implement daily shuttle service to the Otay Ranch Town Center Transit (which is less than four miles from the project site) which provides bus service to downtown San Diego.

B. The FEIR Fails to Correct the Deficiencies in the DEIR’s Alternatives Analysis.

We identified several deficiencies in the DEIR’s alternatives analysis. Unfortunately, the FEIR fails to remedy these flaws. Perhaps the FEIR’s most egregious deficiency as it relates to the Project’s alternatives analysis is that it fails to demonstrate the infeasibility of Alternative G.

We explained that because Alternative G, the environmentally superior alternative, meets or could easily meet the Project’s objectives, it should be adopted instead of the proposed Project. Comment RO-6-121. The FEIR concludes that Alternative G is the environmentally superior alternative and explains that it would meet 6 of the Project’s 13 objectives. Response RO-6-122; 123. It then asserts, without evidentiary support, that

Alternative G would not meet the remaining seven objectives. *Id.* For example, the FEIR asserts that Alternative G would not achieve the objective calling for the creation of a prestigious destination resort that maximized open space and views with a distinct, predominantly single-family home community. Yet, Alternative G would accomplish all of this; it would develop 465 single-family homes; it would include a 17.4-acre resort site in the same location as the proposed Project; and it would conserve even more open space than the proposed Project. RDEIR at 4.0-3.

And because Alternative G calls for single-family housing, it would also meet the Project objective calling for “the establishment of an executive-level housing enclave that would attract business owners and employers within both the Otay Ranch and Otay Mesa planned business parks, urban centers, and university uses, thereby providing this segment of the housing community with opportunities to live and work in South County.” In fact, the *only* Project objective that Alternative G would not achieve is the creation of a neighborhood elementary school site. Yet, Alternative G could certainly be revised to include an elementary school. Perhaps, however, with the reduced number of units contemplated by Alternative G, there may not be the demand for an elementary school at all.

As noted in our letter on the DEIR, the County cannot approve the Project as proposed if there is a feasible alternative that would substantially lessen the Project’s significant impacts. Pub. Res. Code § 21002. An alternative need not meet every Project objective or be the least costly in order to be feasible. *See* CEQA Guidelines § 15126.6(b). Because Alternative G would achieve almost every one of the Project objectives, approval of the Project, or any alternative with greater impacts than Alternative G, would violate CEQA.

C. The FEIR Must Be Recirculated.

Our comments on the DEIR set forth CEQA’s standard for recirculation. As demonstrated throughout our prior letter and this letter, EHL and others have presented information that reveals either new or more severe significant environmental impacts, or potentially feasible mitigation measures or alternatives to lessen these impacts, that have not been subject to review and comment in a DEIR. Now, the FEIR includes substantial new analysis which also warrants recirculation of the DEIR.

For example, there are more than 1,000 pages of new or revised analysis relating to climate change. In addition, on March 19, 2020, the County released a Fire Protection Plan Supplemental Analysis Otay Ranch Resort Village 13 – Alternative H. The FEIR now also includes a new “Conceptual Wildland Fire Evacuation Program” dated March

19, 2020. On April 9, 2020, County staff released the Planning Commission staff report which consists of over 1,000 pages of information. On April 13, 2020, just four days before the Planning Commission's scheduled April 17, 2020 hearing date, County contract planner (Gregory Mattson) informed EHL that the County had made several changes to several appendices (C-2, C-12, D-3, D-16, D-17 and D-24).

The net effect of all of these, and myriad other changes, demonstrates that the EIR includes significant new information and the public has not has a meaningful opportunity to comment on those changes. The County must revise and recirculate the DEIR to include proper analysis and mitigation of all the Project's significant impacts. Otherwise, approval would be illegal under state law.

III. APPROVAL OF THE PROJECT WOULD VIOLATE THE STATE PLANNING AND ZONING LAW AND THE SUBDIVISION MAP ACT.

The State Planning and Zoning Law and the Subdivision Map Act require that development decisions be consistent with the jurisdiction's general plan. As reiterated by the courts, "[u]nder state law, the propriety of virtually any local decision affecting land use and development depends upon consistency with the applicable general plan and its elements." *Resource Defense Fund v. County of Santa Cruz* (1982) 133 Cal.App.3d 800, 806. Accordingly, "[t]he consistency doctrine [is] the linchpin of California's land use and development laws; it is the principle which infuses the concept of planned growth with the force of law." *Families Unafraid to Uphold Rural El Dorado County v. Board of Supervisors* (1998) 62 Cal.App.4th 1332, 1336.

As explained in our previous comments a Project's consistency with applicable Plans and ordinances plays two separate and distinct roles in the environmental review and project approval process. The State Planning and Zoning Law requires that development decisions, including conditional use permits, be consistent with the jurisdiction's general plan. See *Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal.App.3d 1176, 1184. And under CEQA, an inconsistency or conflict between a plan or ordinance and the Project is a significant impact that must be disclosed and analyzed. Once again, the FEIR misses the mark in its evaluation of these issues.

The County Plan is clear in its direction concerning requiring developers to provide an affordable housing component when requesting General Plan amendments for large-scale residential projects. County General Plan, Housing Element, Policy H-1.9 Affordable Housing through General Plan Amendments. As explained in detail in our prior letter, the Project requests General Plan amendments, but fails to include *any* affordable housing, and instead would construct approximately 1,800 luxury units, a

conference center and other amenities. The FEIR response dismisses the Project's inconsistency with the General Plan requirements to include affordable housing and states that "the Project is designed to provide executive-level housing within the larger Otay Ranch community, so as to provide employers and others with an opportunity to reside in South San Diego County where their businesses are located." Response RO-6-127. This rationale is bootstrapping at its best given that the proposed Project is located far from any job center in the County. DEIR at 3.9-7; RDEIR Appendix D-1 at pdf page 2.

The Project's inconsistency with the General Plan has two legal results. First, the EIR's analysis of land use impacts is flawed, and its conclusion that impacts will be less than significant is not supported by substantial evidence. Second, the County may not approve a project that is inconsistent with the General Plan.

IV. CONCLUSION

In sum, the EIR is legally inadequate and cannot serve as the basis for Project approval. Further, the Project is inconsistent with key planning policies for the region. For these reasons, EHL respectfully requests that the Planning Commission recommend denial of the Project.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP



William J. White

cc: Dan Silver, Endangered Habitats League

1229934.1

Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Tuesday, April 14, 2020 3:08 PM
To: Stephen Haase (stephenmichaelhaase@gmail.com); Eric Johnston; Haggblade, Meghan
Subject: [EXTERNAL] NAP - property email

Importance: High

Group.....we will need an answer in writing to leadership on this one.....please prepare a response.
Much appreciated,

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory. Mattson@sdcounty.ca.gov

From: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>
Sent: Tuesday, April 14, 2020 2:45 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Cc: Wardlaw, Mark <Mark.Wardlaw@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>
Subject: FW: PROJECT/CASE NUMBER(S): Otay Ranch Resort Village13; PDS2004-3810-04-002(SP); PDS2004-3800-04-003 (GPA); PDS2004-3600-04-009 (REZ); PDS2019-TM-5361 RPL1(VTM); PDS2019-STP-19-003 and PDS2004-3910-04-19-004 (ER)
Importance: High

Hello everyone,

I received the below correspondence regarding Village 13. I will save a copy in the folder.

Thank you,

Ann Jimenez
PLANNING COMMISSION SECRETARY
COUNTY OF SAN DIEGO, PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SAN DIEGO, CA 92123
O: (858) 694-3816

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From: Steve Parker <stevep@800ideas.com>

Sent: Tuesday, April 14, 2020 2:33 PM

To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>

Subject: PROJECT/CASE NUMBER(S): Otay Ranch Resort Village13; PDS2004-3810-04-002(SP); PDS2004-3800-04-003 (GPA); PDS2004-3600-04-009 (REZ); PDS2019-TM-5361 RPL1(VTM); PDS2019-STP-19-003 and PDS2004-3910-04-19-004 (ER)

Dear Ms. Ann Jimenez,

This email is to notify you that myself, George S. Parker and Scott and Dagmar Satterla currently own approximately 20 acres (APN 598-140-02-00) within the above subject proposed project as submitted by Baldwin & Sons, LLC and Moller Otay Lakes Development, LLC.

Upon reviewing the plans submitted by Baldwin & Sons there is NO ingress or egress available to our parcel. As this omission virtually land-locks our property. We must object to the project and would therefore request the Planning Commission to address this very serious oversight.

I would also request any guidance which you may or can give me, in order to make each member of the Planning Commission aware of this oversight prior to the April 17, 2020 hearing.

Very Respectfully,

George S. Parker

619-921-3500



Virus-free. www.avast.com

Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 5:28 PM
To: Eric Johnston; Stephen Haase (stephenmichaelhaase@gmail.com); TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: New eComment for Planning Commission Hearing

FYI

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory. Mattson@sdcounty.ca.gov

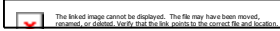
From: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 5:21 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: FW: New eComment for Planning Commission Hearing

Darin Neufeld, AICP | Chief | Project Planning
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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, April 15, 2020 4:25 PM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; Edwards, Michael (LUEG) <Michael.Edwards@sdcounty.ca.gov>; Pallinger, David <David.Pallinger@sdcounty.ca.gov>; Calvo, Yolanda <Yolanda.Calvo@sdcounty.ca.gov>; Seiler, Michael <Michael.Seiler@sdcounty.ca.gov>; Beck, Michael <Michael.Beck@sdcounty.ca.gov>; Woods, Bryan <Bryan.Woods@sdcounty.ca.gov>; Barnhart, Douglas <Douglas.Barnhart@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>; Talleh, Rami <Rami.Talleh@sdcounty.ca.gov>
Subject: New eComment for Planning Commission Hearing



New eComment for Planning Commission Hearing

Renata Cruz submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Please don't continue with this project. We need to keep the environment as is, we are over crowded.

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Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Thursday, April 16, 2020 9:11 AM
To: Eric Johnston; Stephen Haase (stephenmichaelhaase@gmail.com); TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: New eComment for Planning Commission Hearing

FYI

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory. Mattson@sdcounty.ca.gov

From: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Sent: Thursday, April 16, 2020 8:38 AM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: FW: New eComment for Planning Commission Hearing

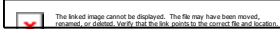
For the files...are you getting these from Ann in the folder? If so, I'll stop forwarding them.

Darin Neufeld, AICP | Chief | Project Planning
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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Thursday, April 16, 2020 8:30 AM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; Edwards, Michael (LUEG) <Michael.Edwards@sdcounty.ca.gov>; Pallinger, David <David.Pallinger@sdcounty.ca.gov>; Calvo, Yolanda <Yolanda.Calvo@sdcounty.ca.gov>; Seiler, Michael <Michael.Seiler@sdcounty.ca.gov>; Beck, Michael <Michael.Beck@sdcounty.ca.gov>; Woods, Bryan <Bryan.Woods@sdcounty.ca.gov>; Barnhart, Douglas <Douglas.Barnhart@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>; Talleh, Rami <Rami.Talleh@sdcounty.ca.gov>
Subject: New eComment for Planning Commission Hearing



New eComment for Planning Commission Hearing

Ronald Askeland submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Dear Honorable Commissioners, please reject the Otay Ranch Resort Village 13 sprawl development project due to increased air pollution, contribution to the climate crisis, loss of an important chaparral/coastal sage scrub carbon sink, use of polluting natural gas instead of all electric appliances and habitat destruction. The County must stop approving general plan amendment sprawl projects that make it difficult for the region to meet local and state climate law. Thank you.

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Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 8:50 PM
To: Eric Johnston; Stephen Haase (stephenmichaelhaase@gmail.com); TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: New eComment for Planning Commission Hearing

FYI

Greg B. Mattson, AICP
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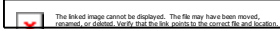
From: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 6:30 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: FW: New eComment for Planning Commission Hearing

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PDS Website <http://www.sdcounty.ca.gov/pds/index.html>

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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, April 15, 2020 6:30 PM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; Edwards, Michael (LUEG) <Michael.Edwards@sdcounty.ca.gov>; Pallinger, David <David.Pallinger@sdcounty.ca.gov>; Calvo, Yolanda <Yolanda.Calvo@sdcounty.ca.gov>; Seiler, Michael <Michael.Seiler@sdcounty.ca.gov>; Beck, Michael <Michael.Beck@sdcounty.ca.gov>; Woods, Bryan <Bryan.Woods@sdcounty.ca.gov>; Barnhart, Douglas <Douglas.Barnhart@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>; Talleh, Rami <Rami.Talleh@sdcounty.ca.gov>
Subject: New eComment for Planning Commission Hearing



New eComment for Planning Commission Hearing

Sarah Thorwirth submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Dear Honorable Commissioners, I urge you to please reject the Otay Ranch Resort Village 13 sprawl development project, which will harm natural environments and sensitive habitats, increase traffic and air pollution, and exacerbate the climate crisis. The County must stop approving general plan amendment sprawl projects that make it difficult for the region to meet local and state climate law. Thank you.

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From: [Slovick, Mark](#)
To: [Jimenez, Ann](#)
Subject: FW: PUBLIC HEARING ON PROJECT
Date: Friday, April 17, 2020 7:43:09 AM

Did you get this one?

Thanks,

Mark Slovick, Deputy Director
County of San Diego | Planning & Development Services
T. [858.495.5172](tel:858.495.5172)

From: Steve Bowman <w.steve.bowman@gmail.com>
Sent: Thursday, April 16, 2020 8:21 PM
To: Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Cc: John McCann <jmccann@chulavistaca.gov>
Subject: PUBLIC HEARING ON PROJECT

Folks - with the COVID-19 stay-at-home directives and the extra care taken to isolate mail for a week before sanitizing and opening it, we just received the notice of public hearing for project / case numbers: Otay Ranch Resort Village 13; PDS2004-3810-04-002 (SP); PDS2004-3800-04-003 (GPA); PDS 2004-3600-04-009 (REZ); PDS2019-TM-5361 RPL1(VTM); PDS2019-STP-19-033 and PDS2004-3910-04-19-005 (ER).

Without any other ability to submit our concern in writing at this point, please consider this our best effort to submit such a document.

My family and I have lived in different parts of the EastLake developments for almost 28 years. We well appreciate being able to live in our home in this beautiful area and the work done by the city planners and EastLake Development Co to ensure adequate infrastructure, particularly the expansion of highways and the connecting surface streets, which were improved to support the traffic load created by these developments. In the past 15 years, with huge increases in the number of residences, traffic is becoming an issue at almost any time (except for the current COVID-19 lockdown) and newly added public transportation has done nothing to reduce the traffic congestion and will likely be even less used after the virus. For the new proposed development, we are most concerned by the additional traffic

that will be created on the highways feeding homeowners in East Chula Vista, as well as the surface streets connecting the area to highways. We challenge the Planning Commission's intent to approve this new development and ask that no such permission be granted unless and until the additional traffic load is fully addressed on all highways and roads connecting EastLake, Rolling Hills Ranch and the new development site. It is not prudent to allow any such construction before the needed additional road capacity is built.

Thank you for your consideration.

Cheers,
Steve

Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Thursday, April 16, 2020 8:25 PM
To: Eric Johnston; Stephen Michael Haase; TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: PUBLIC HEARING ON PROJECT - Village 13

FYI

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory.Mattson@sdcounty.ca.gov

From: Steve Bowman <w.steve.bowman@gmail.com>
Sent: Thursday, April 16, 2020 8:21 PM
To: Slovic, Mark <Mark.Slovick@sdcounty.ca.gov>; Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Cc: John McCann <jmccann@chulavistaca.gov>
Subject: PUBLIC HEARING ON PROJECT

Folks - with the COVID-19 stay-at-home directives and the extra care taken to isolate mail for a week before sanitizing and opening it, we just received the notice of public hearing for project / case numbers: Otay Ranch Resort Village 13; PDS2004-3810-04-002 (SP); PDS2004-3800-04-003 (GPA); PDS 2004-3600-04-009 (REZ); PDS2019-TM-5361 RPL1(VTM); PDS2019-STP-19-033 and PDS2004-3910-04-19-005 (ER).

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development and ask that no such permission be granted unless and until the additional traffic load is fully addressed on all highways and roads connecting EastLake, Rolling Hills Ranch and the new development site. It is not prudent to allow any such construction before the needed additional road capacity is built.

Thank you for your consideration.

Cheers,
Steve

Haggblade, Meghan

From: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 5:29 PM
To: Eric Johnston; Stephen Haase (stephenmichaelhaase@gmail.com); TShaw@atlantissd.com; Haggblade, Meghan
Subject: [EXTERNAL] FW: New eComment for Planning Commission Hearing

FYI

Greg B. Mattson, AICP
Project Manager – Independent Contractor
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Office# 858-694-2249
Gregory. Mattson@sdcounty.ca.gov

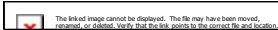
From: Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>
Sent: Wednesday, April 15, 2020 5:21 PM
To: Mattson, Gregory (Contractor) <Gregory.Mattson@sdcounty.ca.gov>
Subject: FW: New eComment for Planning Commission Hearing

Darin Neufeld, AICP | Chief | Project Planning
COUNTY OF SAN DIEGO | Planning & Development Services
5510 Overland Avenue | Suite 310 | San Diego | CA | 92123
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For local information and daily updates on COVID-19, please visit www.coronavirus-sd.com. To receive updates via text, send **COSD COVID19** to **468-311**.



From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, April 15, 2020 3:56 PM
To: Jimenez, Ann <Ann.Jimenez@sdcounty.ca.gov>; Edwards, Michael (LUEG) <Michael.Edwards@sdcounty.ca.gov>; Pallinger, David <David.Pallinger@sdcounty.ca.gov>; Calvo, Yolanda <Yolanda.Calvo@sdcounty.ca.gov>; Seiler, Michael <Michael.Seiler@sdcounty.ca.gov>; Beck, Michael <Michael.Beck@sdcounty.ca.gov>; Woods, Bryan <Bryan.Woods@sdcounty.ca.gov>; Barnhart, Douglas <Douglas.Barnhart@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Neufeld, Darin <Darin.Neufeld@sdcounty.ca.gov>; Flannery, Kathleen <Kathleen.Flannery@sdcounty.ca.gov>; Lardy, Eric <Eric.Lardy@sdcounty.ca.gov>; Talleh, Rami <Rami.Talleh@sdcounty.ca.gov>
Subject: New eComment for Planning Commission Hearing



New eComment for Planning Commission Hearing

William Carr submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Otay Ranch Village 13; PDS2004-3810-SP04-0020(SP) PDS2004-3800-04-003 (GPA), PDS2004-3600-04-009 (REZ), PDS2004-310-5361 (TM) , PDS2004-3910-004-19-005 (ER)

eComment: Otay is one of the last undeveloped areas of San Diego, sprawl development is not the answer to solving the housing crisis. Please reject the Otay Ranch Resort Village 13 sprawl project, which will harm natural environments, sensitive habitats, increase traffic and air pollution, and exacerbate the climate crisis.

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